



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Agenda

Planning and Zoning Commission Meeting

Monday, April 08, 2024

5:30 PM

City Hall - Briefing Room

BRIEFING SESSION

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Call to Order

Agenda Review

EXECUTIVE SESSION

The Planning and Zoning Commission may conduct a closed session, if needed, in accordance with Texas Government Code Section 551.071 "Consultation with Attorney" to discuss legal matters pertaining to agenda items. Any final action will be taken during open session.

6:30 PM Council Chambers

REGULAR MEETING

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

- 1. Approval of Minutes of the March 25, 2024 P&Z meeting

2. PLT-24-02-0011 - Final Plat - Heritage Towne Phase II Addition (City Council District 6). Final Plat of Lot 1X, Block K, Heritage Towne Phase II Addition, creating one open space lot on 3.018 acres. A portion of a tract out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, zoned PD-399A, and generally located north of Davis Drive and east of Eva Mae Boulevard
3. PLT-24-02-0010 - Final Plat – Constellation Ave K Addition (City Council District 1). Final Plat of Lot 1, Block 1, Constellation Ave K Addition, creating one industrial lot on 10.0018 acres. Site 1A and a portion of Site 1, Block 5, GISD Community No. 5 Addition, Second Installment Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 901 Avenue K East
4. PLT-24-02-0014 – Residential Replat – 310 Trigg Street (City Council District 5). Residential Replat of Lot 11-R1A & 11-R1B, Block R, Grand Prairie Estates Addition, creating two residential lots on 0.335 acres. Lot 11R-1, Block R, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 310 Trigg St

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.6 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.6.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

5. SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court

ITEMS FOR INDIVIDUAL CONSIDERATION

6. STP-24-02-0012 - Site Plan - Sonic (City Council District 5). Site Plan for a Restaurant with a Drive-Through, a Covered Outdoor Dining area, and a Playground on 1.283 acres. Portions of Block 59, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 814 & 818 W Main St

PUBLIC HEARING

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers

and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

7. ZON-24-02-0006 - Zoning Change - Private Card Room for Palace Poker (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed a 401 E Palace Pkwy
8. SUP-24-02-0008 - Specific Use Permit - Private Card Room for Palace Poker (City Council District 1). Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy
9. SUP-24-02-0010 - Specific Use Permit – Convenience Store at 3725 S Carrier Parkway (City Council District 2). Specific Use Permit for a convenience store in an existing commercial lease space. Tract 2.1, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 3725 S Carrier Parkway
10. ZON-24-02-0005 - Zoning Change/Concept Plan - Southgate Mixed Use (City Council District 6). An amendment to PD-414A and PD-322A; Zoning Change from Planned Development 322A for mixed-use to Planned Development 414A for Multi-Family, Townhome, Commercial and Office Uses on 3.31 acres, and amendment to certain development standards for PD-414A on 52.793 acres. Being a portion of Property ID 291248, J. Lawrence Survey, Abstract No. 616, and Property ID 242969, J. Lawrence Survey, Abstract No. 616 and Lots 1-3, 4R, 5 and 6, Block A, and Lot 1, Block B, Hanover Southgate Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-414A and PD-322A, and generally located east of State Highway 360 and north of US Highway 287

ADJOURNMENT

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering

a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted April 05, 2024.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Approval of Minutes of the March 25, 2024 P&Z meeting

RECOMMENDED ACTION: Approve



CITY OF GRAND PRAIRIE

City Hall
300 W. Main Street
Grand Prairie,
Texas

Meeting Minutes

Planning and Zoning Commission Meeting

Monday, March 25, 2024

5:30 PM

City Hall - Briefing Room

BRIEFING SESSION

Chairperson Smith called the Briefing meeting to order at 5:32 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
Commissioner John Fedorko
Commissioner Ana Coca (entered meeting at 5:35 p.m.)
Commissioner Michelle Madden
Commissioner Frank Gonzalez
Commissioner CJ Ramirez (entered meeting at 5:33 p.m.)
Commissioner Christopher Okoli
Commissioner Tai Jones-Chapman

ABSENT

Vice Chairperson Julia Perez

EXECUTIVE SESSION

There was no closed session.

Agenda Review

Staff briefed commissioners on cases. Commissioners discussed the possibility of the nearby hospital reopening and if this proposed zoning change would complement the surrounding area for item six.

6:30 PM Council Chambers

REGULAR MEETING

Chairperson Smith called the meeting to order at 6:30 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
Commissioner John Fedorko

Commissioner Ana Coca
 Commissioner Michelle Madden
 Commissioner Frank Gonzalez
 Commissioner CJ Ramirez
 Commissioner Christopher Okoli
 Commissioner Tai Jones-Chapman

ABSENT

Vice Chairperson Julia Perez

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items one and two. The motion carried unanimously.

1. Approval of Minutes of the March 11, 2024 P&Z meeting

Approved on Consent Agenda

2. PLT-24-02-0008 - Final Plat - Macias Estates (City Council District 1). Final Plat of Lot 1, Block A, Macias Estates Addition, creating one non-residential lot on 0.672 acres. Tract 236, John C Read Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), within the SH-161 Corridor Overlay District, with an approximate address of 3502 Hardrock Rd

Abraham Jackson 3502 Hardrock Rd Grand Prairie TX., noted support of this request and available for questions.

Approved on Consent Agenda

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and table item three to the next P&Z meeting 04/08/2024. The motion carried unanimously.

3. SUP-24-01-0002 – Specific Use Permit/Site Plan – Speed Gas Station (City Council District 2). Specific Use Permit/Site Plan for a convenience store with gas sales on 1.12 acres. Lot 1, Block 1, Forum Retail Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-383), within the SH-161 Corridor Overlay, and addressed as 3802 S Hwy 161

Tabled

ITEMS FOR INDIVIDUAL CONSIDERATION

4. STP-24-02-0006 - Site Plan Amendment - RCCG Church at 1775 W Bardin (City Council District 6). Site Plan Amendment to revise building elevations for the proposed church on 9.12 acres. Lot 1, Block 1, RCCG House on the Rock Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-One (SF-1) and addressed as 1775 W Bardin Rd

Senior Planner June Sin presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to revise the approved building elevations for a church on 9.12 acres. No changes are proposed to the approved site plan and landscape plan. The applicant is not requesting any variances. The Development Review Committee recommends approval.

Ola Banwo 10119 Norman Ct Irving TX., stepped forward representing case. He discussed the new changes to the building elevations due to budget constraints. He mentioned that the previous building design was based on an educational facility, and the church wanted to have more design elements to signify their building as a church.

Motion made by Commissioner Coca, Seconded by Commissioner Okoli to close the public hearing and approve item STP-24-02-0006. The motion carried unanimously.

PUBLIC HEARING

Senior Planner June Sin stated the following case five and six will be presented together.

5. CPA-24-02-0004 - Comprehensive Plan Amendment - WE Roberts Flex Office Warehouse (City Council District 1). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Use to Light Industrial on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St
6. ZON-24-02-0004 - Zoning Change/Concept Plan - WE Roberts Flex Office Warehouse (City Council District 1). Zone Change from Hospital District (HD) to Planned Development for Light Industrial Use and a Concept Plan for Office/Warehouses on 7.05 acres. Tract 5, Tapley Holland Survey, Abstract 750, City of Grand Prairie, Tarrant County, Texas, zoned Hospital District (HD) with an approximate address of 2601 WE Roberts St

Senior Planner June Sin presented the case report for item five and gave a power point presentation. She stated the applicant is proposing to create a new Planned Development District to allow construction of two speculative office/warehouses. The purpose of this request is to amend the Future Land Use Map to align with a proposed zoning change. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. Please note, the FLUM designation is not the zoning of the property, it is the recommended land use for future development per the City's comprehensive plan.

Senior Planner June Sin presented the case report for item six and gave a power point presentation. She stated the purpose of this request is to change the zoning from Hospital

District to a Planned Development District for limited Light Industrial uses to allow the development of two single-story speculative industrial buildings with a total floor area of 128,360 sq. ft. Staff is unable to support the zoning change because the proposed use does not align with the Future Land Use Map. However, some of the proposed uses are generally consistent with the surrounding land uses outside of the hospital district. Some uses could serve as complimentary uses for the hospital. Please note, that the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

Taylor Mitcham 1280 E Lovee St Dallas TX., stepped forward representing case and gave a power point presentation. Randall Eardley 2201 E Lamer Blvd Ste 200E Arlington TX., noted support of this request and available for questions.

Chairperson Smith inquired about the nearest warehouse to this location. Ms. Sin indicated existing uses in proximity on provided presentation. Chairperson Smith asked if the applicant has possible tenants in line. Mr. Mitcham stated no but he plans to hire a brokerage team to look for both medical and distribution tenants. Planning and Development Rashad Jackson stated that the Economic Development department could also work with their brokerage to get the best tenants.

Motion made by Commissioner Fedorko, Seconded by Commissioner Gonzalez to close the public hearing and approve items five and six. The motion carried unanimously.

7. SUP-24-01-0003 - Specific Use Permit - Adonis Auto Group (City Council District 1). Specific Use Permit Amendment to allow auto sales (non-franchise used) at an existing auto repair (major) and auto body shop located at 1908 110TH Street. Site 3, Block 6, Parcel II, Third Installment, Industrial Community No. 5, GSID COMM Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 1908 110TH St

Senior Planner Abdul Ghous presented the case report and gave a power point presentation. He stated the purpose of this request is to amend the existing Specific Use Permit to allow Auto Sales (non-franchise used) land use on the subject property. The Unified Development Code requires approval of a Specific Use Permit for Auto Sales (non-franchise used) use when located within a property zoned Light Industrial (LI). The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Teresa Watters 1908 110th St Grand Prairie TX., stepped forward representing case. She stated staff has been wonderful throughout the entire process. She confirmed any cars parked out front for sale will be moved to the back parking lot and secured behind a locked gate every night.

Motion made by Commissioner Fedorko, Seconded by Commissioner Coca to close the public hearing and approve item SUP-24-01-0003. The motion carried unanimously.

- 8. TAM-24-02-0003 - Text Amendment - Article 4: Permissible Uses. An Ordinance of the City of Grand Prairie, Texas, Amending Article 4: Permissible Uses of the Unified Development Code to change the listed use TV Station to TV Station/Media Studio and allow it by right in the Central Area zoning district; Repealing all Ordinances or Parts of Ordinances in Conflict Herewith; Containing a Savings Clause and a Severability Clause; and to become effective upon its passage and approval

Chief City Planner Savannah Ware presented the case report and gave a power point presentation. She stated the purpose of this request is to change the listed use “TV Station” to “TV Station/Media Studio” and to allow it by right in the Central Area zoning district. The change is to better align the land use designation with the operations of a media company that is relocating to downtown Grand Prairie. The Development Review Committee (DRC) recommends approval.

Commissioner Madden asked if by adding this use and allowing it by right in the Central Area (CA) zoning district, could this potentially off set the downtown master plan (for more retail/restaurants) the city has in place. Ms. Ware stated she doesn’t foresee it being an issue.

Motion made by Commissioner Ramirez, Seconded by Commissioner Chapman to close the public hearing and approve item TAM-24-02-0003. The motion carried unanimously.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:17 p.m.

Cheryl Smith, Chairperson

ATTEST:

John Fedorko, Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: PLT-24-02-0011 - Final Plat - Heritage Towne Phase II Addition (City Council District 6). Final Plat of Lot 1X, Block K, Heritage Towne Phase II Addition, creating one open space lot on 3.018 acres. A portion of a tract out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, zoned PD-399A, and generally located north of Davis Drive and east of Eva Mae Boulevard

APPLICANT: Deya Munoz

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat of Lot 1X, Block K, Heritage Towne Phase II Addition, creating one open space lot on 3.018 acres. A portion of a tract out of the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, zoned PD-399A, and generally located north of Davis Drive and east of Eva Mae Boulevard.

PURPOSE OF REQUEST:

The purpose of the Final Plat is to create one open space lot on 3.018 acres and to convey ownership to the Heritage Towne Homeowner’s Association.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-399A	Single Family Residential
South	PD-399A	Undeveloped
West	PD-399A	Undeveloped
East	Agriculture	Undeveloped

HISTORY:

- April 21, 2020: City Council approved PD-399 for Single Family, Multi-Family, and General Retail uses on 76.960 acres (Case Number Z200401).
- November 17, 2020: City Council approved an Amendment to PD-399A to reduce the amount of land zoned for Multi-Family and increase the amount of land zoned for Commercial along Davis Drive (Case Number Z00401A).
- March 8, 2021: Planning and Zoning Commission approved a final plat for a new single family subdivision on 39.657 acres (Case Number P210304).

RECOMMENDATION:

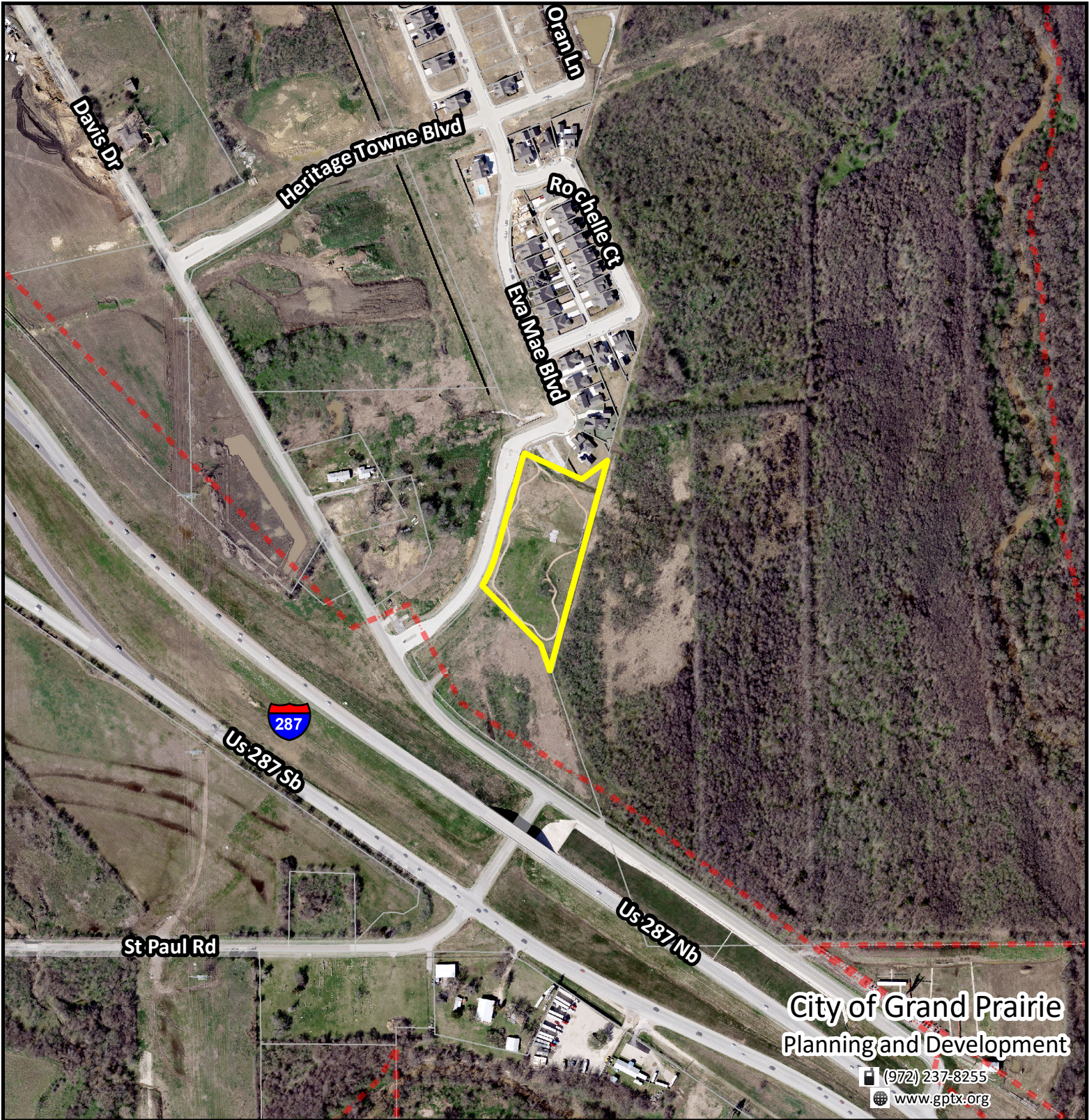
The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map




Page 1 of 1

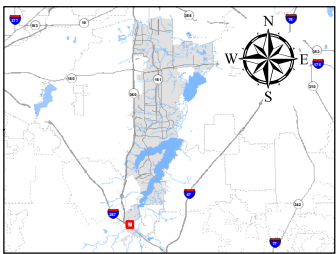
CASE LOCATION MAP
 PLT-24-02-0011
 HERITAGE TOWNE HOA LOT

Item 2.



City of Grand Prairie
 Planning and Development
 (972) 237-8255
 www.gptx.org

-  Location
-  Street Center Line
-  Parcels

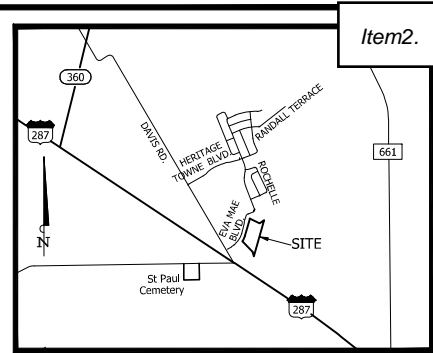
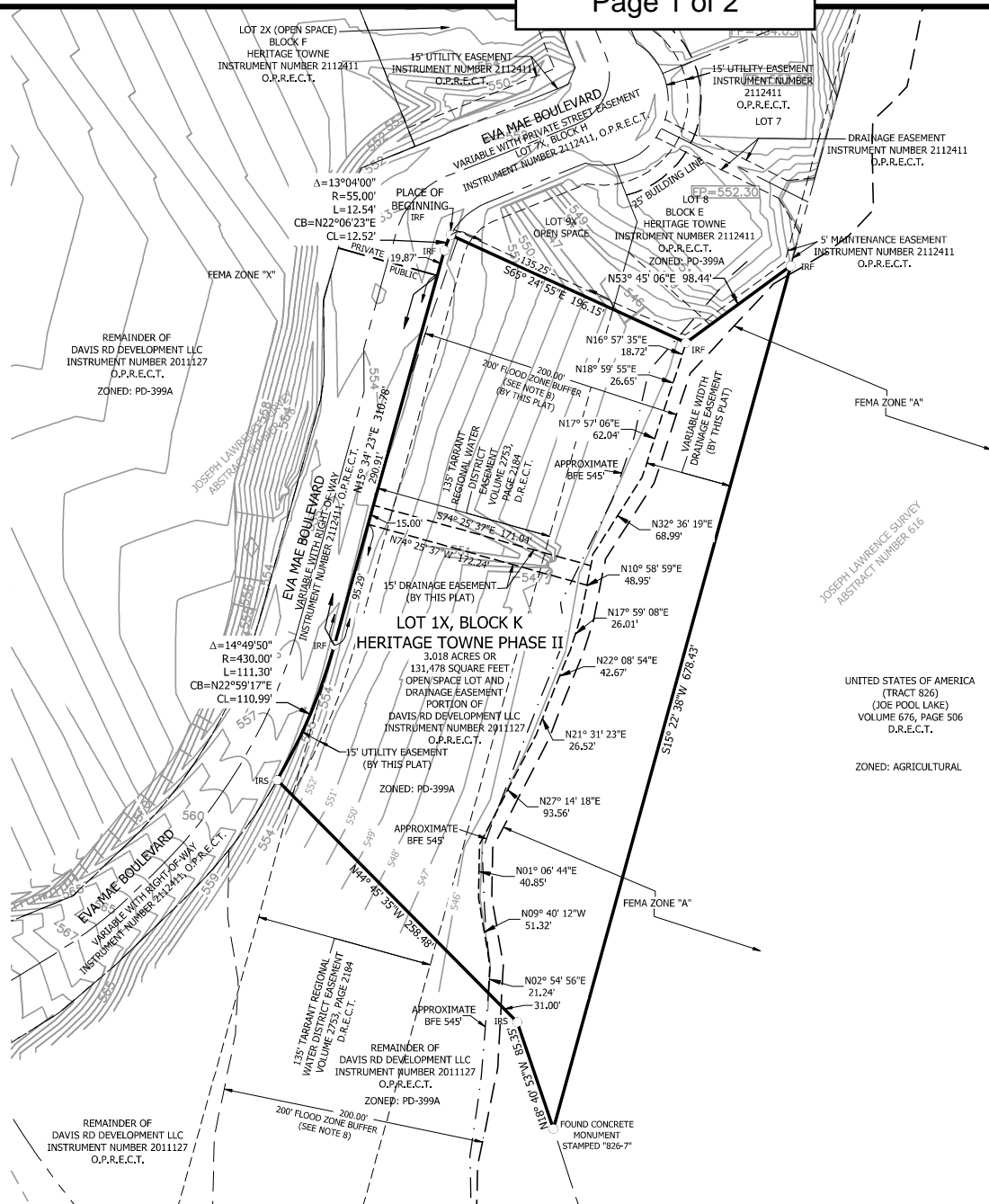


0 0.09 Miles



PLANNING
 Date: 3/5/2024

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



VICINITY MAP
NOT TO SCALE
GRAND PRAIRIE, TEXAS

LEGEND

- N NORTH
- S SOUTH
- E EAST
- W WEST
- DEGREES
- MINUTES/FEET
- SECONDS/INCHES

D.R.E.C.T. DEED RECORDS
ELLIS COUNTY, TEXAS

P.R.E.C.T. PLAT RECORDS
ELLIS COUNTY, TEXAS

O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS
ELLIS COUNTY, TEXAS



PLAT APPROVAL DATE: _____

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON AND HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CHAIRPERSON _____

CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE _____

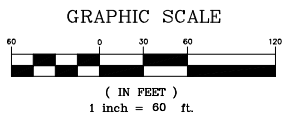
Case # PLT-24-02-0011

FINAL PLAT
HERITAGE TOWNE PHASE II
LOT 1X, BLOCK K
Being 3.018 acres out of the
Joseph Lawrence Survey, Abstract Number 616
City of Grand Prairie, Ellis County, Texas

1 Open Space Lot
Preparation Date: February 2024
Revision Date: March 2024
SHEET 1 OF 2

PREPARED BY: _____ PROJECT NO. 116-20-006

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DAVIS RD DEVELOPMENT LLC
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TEXAS 75052

Item 2.

OWNER'S CERTIFICATE:

WHEREAS, **DAVIS RD DEVELOPMENT LLC** is the sole owner of that certain tract of land in the Joseph Lawrence Survey, Abstract No. 616, City of Grand Prairie, Ellis County, Texas; said 3,018 acres (131,478 square feet) of land being a portion of that certain tract of land described as Warranty Deed to Davis Rd Development LLC (hereinafter referred to as Davis Rd Development tract), as recorded in Instrument Number 2011127, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.); said 3,018 acres (131,478 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Westerly corner of Lot 9X, Block E, Heritage Towne (hereinafter referred to as Lot 9X), an addition to the City of Grand Prairie, Ellis County, Texas, as recorded in Instrument Number 2112411, O.P.R.E.C.T., same being the existing Southeastery line of Lot 7X, Block H, Heritage Towne (hereinafter referred to as Lot 7X), an addition to the City of Grand Prairie, Ellis County, Texas, as recorded in Instrument Number 2112411, O.P.R.E.C.T., also known as Eva Mae Boulevard (variable width private street);

THENCE South 65 degrees 24 minutes 55 seconds East, departing the Southeastery line of said Lot 7X, with the common line between said Lot 9X and the remainder of said Davis Rd Development tract, pass at a distance of 135.25 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeastery corner of said Lot 9X, same being a Westerly corner of that certain tract of land described as Lot 8, Block E, Heritage Towne (hereinafter referred to as Lot 8), an addition to the City of Grand Prairie, Ellis County, Texas, as recorded in Instrument Number 2112411, O.P.R.E.C.T., continue with said course, with the common line between said Lot 8 and the remainder of said Davis Rd Development tract for a total distance of 196.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southerly corner of said Lot 8;

THENCE North 53 degrees 45 minutes 06 seconds East, continue with the common line between said Lot 8 and the remainder of said Davis Rd Development tract, a distance of 98.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeastery corner of said Lot 8, same being the Westerly line of that certain tract of land described in a General Warranty Deed to the United States of America (hereinafter referred to as USA tract), as recorded in Volume 676, Page 506, Deed Records, Ellis County, Texas;

THENCE South 15 degrees 22 minutes 38 seconds West with the common line between said Davis Rd Development tract and said USA tract, a distance of 678.43 feet to a concrete monument, stamped "826-7" found for corner;

THENCE North 18 degrees 40 minutes 53 seconds West, departing the Westerly line of said USA tract, crossing said Davis Rd Development tract, a distance of 85.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 44 degrees 45 minutes 35 seconds West, continue crossing said Davis Rd Development tract, a distance of 258.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the existing Southeastery right-of-way line of Eva Mae Boulevard (variable width right-of-way), as recorded in Instrument Number 2112411, O.P.R.E.C.T., same being the beginning of a non-tangent curve to the left, whose long chord bears North 22 degrees 59 minutes 17 seconds East, a distance of 110.99 feet;

THENCE Northerly with the common line between the existing Southeastery right-of-way line of said Eva Mae Boulevard and said Davis Rd Development tract, with said curve to the left having a radius of 430.00 feet, through a central angle of 14 degrees 49 minutes 50 seconds, for an arc distance of 111.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 15 degrees 34 minutes 23 seconds East, continue with the common line between the existing Southeastery right-of-way line of said Eva Mae Boulevard and said Davis Rd Development tract, pass at a distance of 290.91 feet, the transition from public to private on Eva Mae Boulevard, continue with said course, with the common line between the existing Southeastery line of said Eva Mae Boulevard and said Davis Rd Development tract for a total distance of 310.78 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner for the beginning of a curve to the right, whose long chord bears North 22 degrees 06 minutes 23 seconds East, a distance of 12.52 feet;

THENCE Northerly, continue with the common line between the existing Southeastery line of said Eva Mae Boulevard and said Davis Rd Development tract, with said curve to the right having a radius of 55.00 feet, through a central angle of 13 degrees 04 minutes 00 seconds, for an arc distance of 12.54 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 3,018 acres (131,478 square feet) of land.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DAVIS RD DEVELOPMENT LLC**, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREON ABOVE DESCRIBED PROPERTY AS **HERITAGE TOWNE PHASE II**, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS AND DOES HEREBY DEDICATE TO THE CITY OF GRAND PRAIRIE IN FEE SIMPLE FOREVER THE PUBLIC STREETS, ALLEYS AND STORM WATER CONVEYANCE AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY, ACCESS, GPS MONUMENTS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS OR GROWTHS, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 6 FEET IN WIDTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

Witness, my hand this ____ day of _____, 2024.

DAVIS RD DEVELOPMENT LLC

By: _____
Chase DeBaun

State of Texas §
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **Chase DeBaun**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823

State of Texas §
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission expires: _____



GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202) and are relative to the City of Grand Prairie GPS Control System. All distances shown herein are surface distances.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48139C0025F, dated June 3, 2013. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A", defined as "No Based Flood Elevations Determined." zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The subject property is located within the 1% annual chance (100-year floodplain) per FEMA FIRM Map #48139C0025F, in Ellis County, dated June 3, 2013.

The subject property is not located within the 100 year flood plain per FIRM Panel # 48139C0025F, dated June 3, 2013. Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All lot corners shall be iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

5. Ownership references shown hereon are based on the Ellis County Appraisal District's web page data (www.elliscad.org).

6. The property is currently Zoned Planned Development No. 399A, City Ordinance No. 10943-2020, Case No. Z200401A.

Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

7. **SOURCE BENCHMARK:** City of Grand Prairie Monument 68, being a top security rod monument with aluminum cap stamped "GPS 68" found in well with aluminum access cover located on the West side of FM Road 661, 6.6 feet off the edge of asphalt pavement, 160'+/- South of Lakeview Drive.

Elevation = 539.85'

8. For buildings within the 200-foot Flood Zone Buffer, a Floodplain Development Permit will be required and after construction, a FEMA Elevation Certificate, will be required.

9. **The purpose of this plat is to create 1 open space lot to be maintained by the H.O.A.**

Case # PLT-24-02-0011

FINAL PLAT
HERITAGE TOWNE PHASE II
LOT 1X, BLOCK K
Being 3.018 acres out of the
Joseph Lawrence Survey, Abstract Number 616
City of Grand Prairie, Ellis County, Texas
1 Open Space Lot
Preparation Date: February 2024
Revision Date: March 2024
SHEET 2 OF 2

PREPARED BY: PROJECT NO. 116-20-006

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DAVIS RD DEVELOPMENT LLC
2935 SOUTH BELTLINE ROAD
GRAND PRAIRIE, TEXAS 75052



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: PLT-24-02-0010 - Final Plat – Constellation Ave K Addition (City Council District 1). Final Plat of Lot 1, Block 1, Constellation Ave K Addition, creating one industrial lot on 10.0018 acres. Site 1A and a portion of Site 1, Block 5, GISD Community No. 5 Addition, Second Installment Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 901 Avenue K East

APPLICANT: John Delvac, Constellation Real Estate.

RECOMMENDED ACTION: Approve

SUMMARY:

Final Plat of Lot 1, Block 1, Constellation Ave K Addition, creating one industrial lot on 10.0018 acres. Site 1A and a portion of Site 1, Block 5, GISD Community No. 5 Addition, Second Installment Addition, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial, and located at 901 Avenue K East

PURPOSE OF REQUEST:

The purpose of the request is to create one industrial lot and establish necessary utility and detention easements to facilitate development.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Light Industrial	Industrial
South	Light Industrial	Industrial
West	Light Industrial	Industrial
East	Light Industrial	Industrial

ZONING REQUIREMENTS AND PLAT FEATURES:

The proposed lot meets the applicable density and dimensional standards for the Light Industrial zoning district. The plat also includes the necessary utility easements to facilitate development.

RECOMMENDATION:

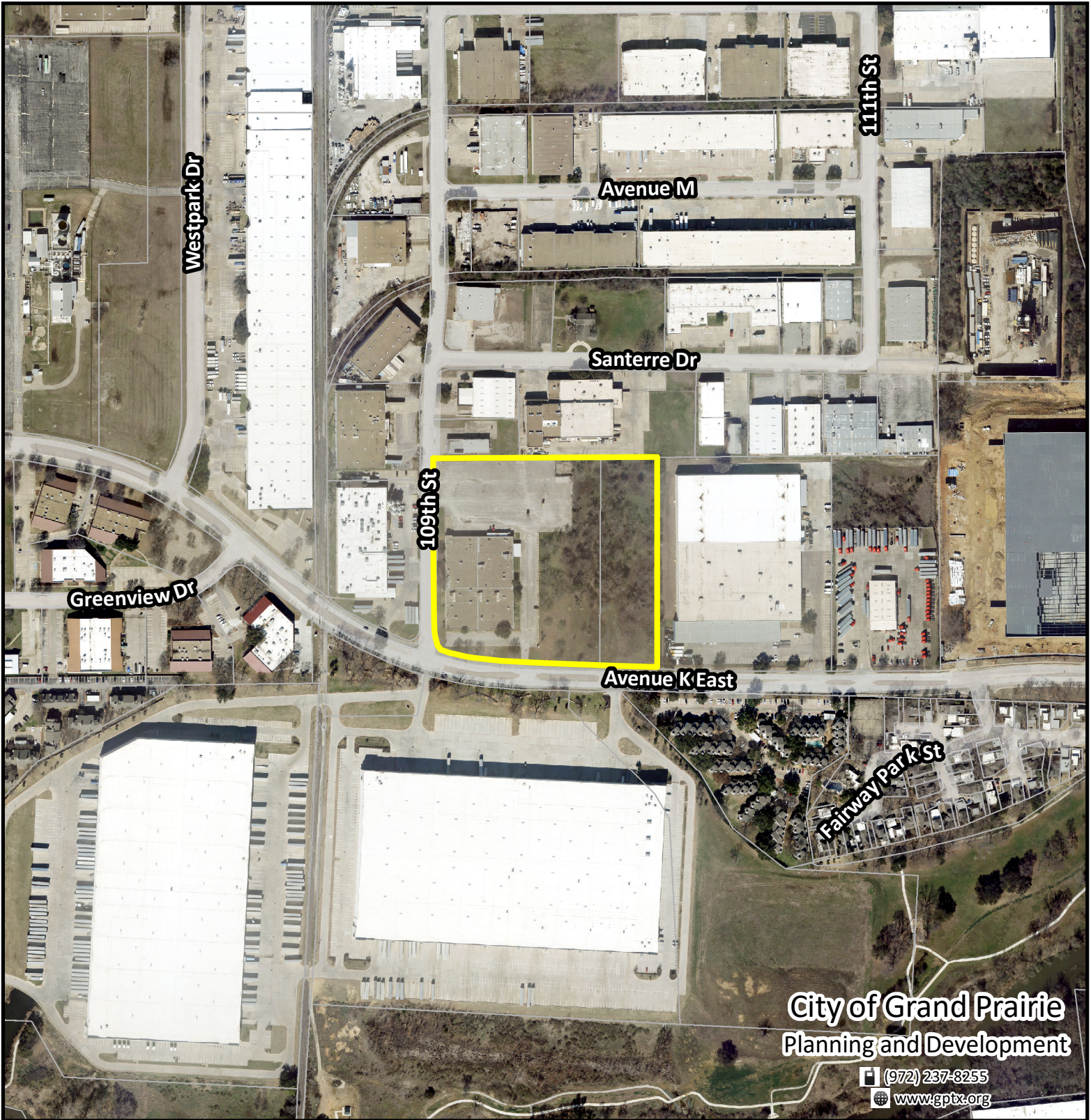
The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
 PLT-24-02-0010
 901 AVENUE K EAST




Item3.

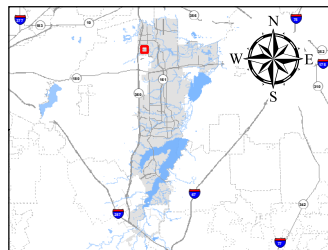


City of Grand Prairie
 Planning and Development

(972) 237-8255

www.gptx.org

-  Location
-  Street Center Line
-  Parcels



0 0.09 Miles

Grand Prairie
 TEXAS

PLANNING
 Date: 3/5/2024

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

Exhibit B - Final Plat

Page 1 of 1

Item 3.

FLOOD STATEMENT:

According to Map No. 48439C0245K, dated September 25, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property within "Zone X" and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.

NOTES:

- All corners are marked by a 5/8" iron rod with plastic cap stamped "KHA" unless otherwise stated.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- Beating system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, (2011)

LINE NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°52'39"E	46.63	L15	S89°52'39"W	1.32
L2	N00°07'21"W	23.64	L16	N00°07'21"W	26.20
L3	N89°52'39"E	15.60	L17	S89°52'39"W	15.60
L4	S00°07'21"E	23.64	L18	N00°07'21"W	26.20
L5	N00°07'21"W	16.63	L19	S00°07'21"E	20.19
L6	S00°07'21"E	26.74	L20	S89°52'39"W	15.60
L7	S45°07'21"E	1.10	L21	N00°07'21"W	20.19
L8	N43°32'39"E	16.17	L22	S00°07'21"E	26.20
L9	S45°07'21"E	16.00	L23	S89°52'39"W	15.60
L10	S45°07'21"W	16.17	L24	N00°07'21"W	26.20
L11	S45°07'21"E	11.32	L25	S89°52'39"W	68.89
L12	S45°07'21"E	7.80	L26	S89°52'39"W	26.87
L13	N45°17'21"W	26.27	L27	N00°07'21"W	15.90
L14	N00°07'21"W	15.90	L28	N89°52'39"E	26.87

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 901 E AVENUE K OWNER, LP do hereby adopt this plat designating the herein above described property as REPLAT OF SECOND INSTALLMENT, INDUSTRIAL COMMUNITY NO. 5, GREAT SOUTHWEST INDUSTRIAL DISTRICT, LOT 1R, BLOCK 5, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or groves, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to provide property for the purpose of raising, repairing and any maintenance and service required or ordinarily performed by the utility.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____ this the _____ day of _____ 20____

901 E AVENUE K OWNER, LP
By: 901 E AVENUE K OWNER, LP, a Delaware limited liability company, its site manager

By: _____
Name: _____
Title: Authorized Signatory

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, 901 E AVENUE K OWNER, LP do hereby own a tract of land situated in the M K Selvidge Survey, Abstract No. 1423, City of Grand Prairie, Tarrant County, Texas, and being all of Site 1-A, Block 5, Second Installment Industrial Community No. 5, Great Southwest Industrial District, an addition to the City of Grand Prairie, Texas, recorded in Volume 388-50, Page 67, Plat Records Tarrant County, Texas, and being all of Site 1-A, Block 5, Industrial Community No. 5, Second Installment, Great Southwest Industrial District, an addition to the City of Grand Prairie, Texas, recorded in Volume 388-47, Page 71 of said Plat Records, and being of the land described in Special Warranty Deed to 901 E Avenue K Owner, LP, recorded in Instrument Number D23216237 and D23216238, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Site 1 and the southwest corner of Site 3, Block 5, Second Installment Industrial Community No. 5, Great Southwest Industrial District, an addition to the City of Grand Prairie, Texas, recorded in Volume 388-108, Page 74 of said Plat Records, in the east right-of-way line of 109th Street (a 60-foot public right-of-way);

THENCE departing said east right-of-way line of 109th Street, with the north line of said Site 1, North 89°29'31" East, passing at a distance of 556.80 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Site 1-A and northeast corner of said Site 1, and continuing with the north line of said Site 1-A for a total distance of 692.00 feet to a 1/2-inch iron rod found for the northeast corner of said Site 1-A;

THENCE with the east line of said Site 1-A, South 00°31'20" East, a distance of 647.38 feet to a "X" cut in concrete found for the southeast corner of said Site 1-A, in the north right-of-way line of Avenue K (a 104-foot public right-of-way);

THENCE with said north right-of-way line of Avenue K, the following courses and distances:

North 80°10'18" West, a distance of 440.56 feet to a 1/2-inch iron rod found and being the beginning of a tangent curve to the right with a radius of 1,005.92 feet, a central angle of 32°34'59", and a chord bearing and distance of North 81°02'49" West, 240.20 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 240.68 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set and being the beginning of a compound curve to the right with a radius of 25.00 feet, a central angle of 75°17'59", and a chord bearing and distance of North 37°46'19" West, 30.54 feet;

In a northerly direction, with said compound curve to the right, an arc distance of 32.86 feet to an "X" cut in concrete found at the intersection of said east right-of-way line of 109th Street and said north right-of-way line of Avenue K;

THENCE with said east right-of-way line of 109th Street, North 00°07'21" West, a distance of 566.92 feet to the POINT OF BEGINNING and containing 436.113 square feet or 10,011.8 acres of land.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Peter Heigl, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____ 20____

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
PH: 972-770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

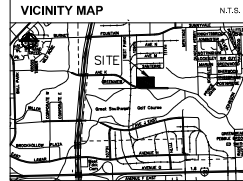
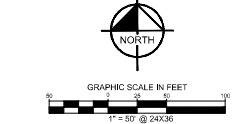
Given under my hand and seal of office this the _____ day of _____ 20____

Notary Public in and for the State of Texas

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DYLAN ADAME
EMAIL: dylan.adame@kimley-horn.com

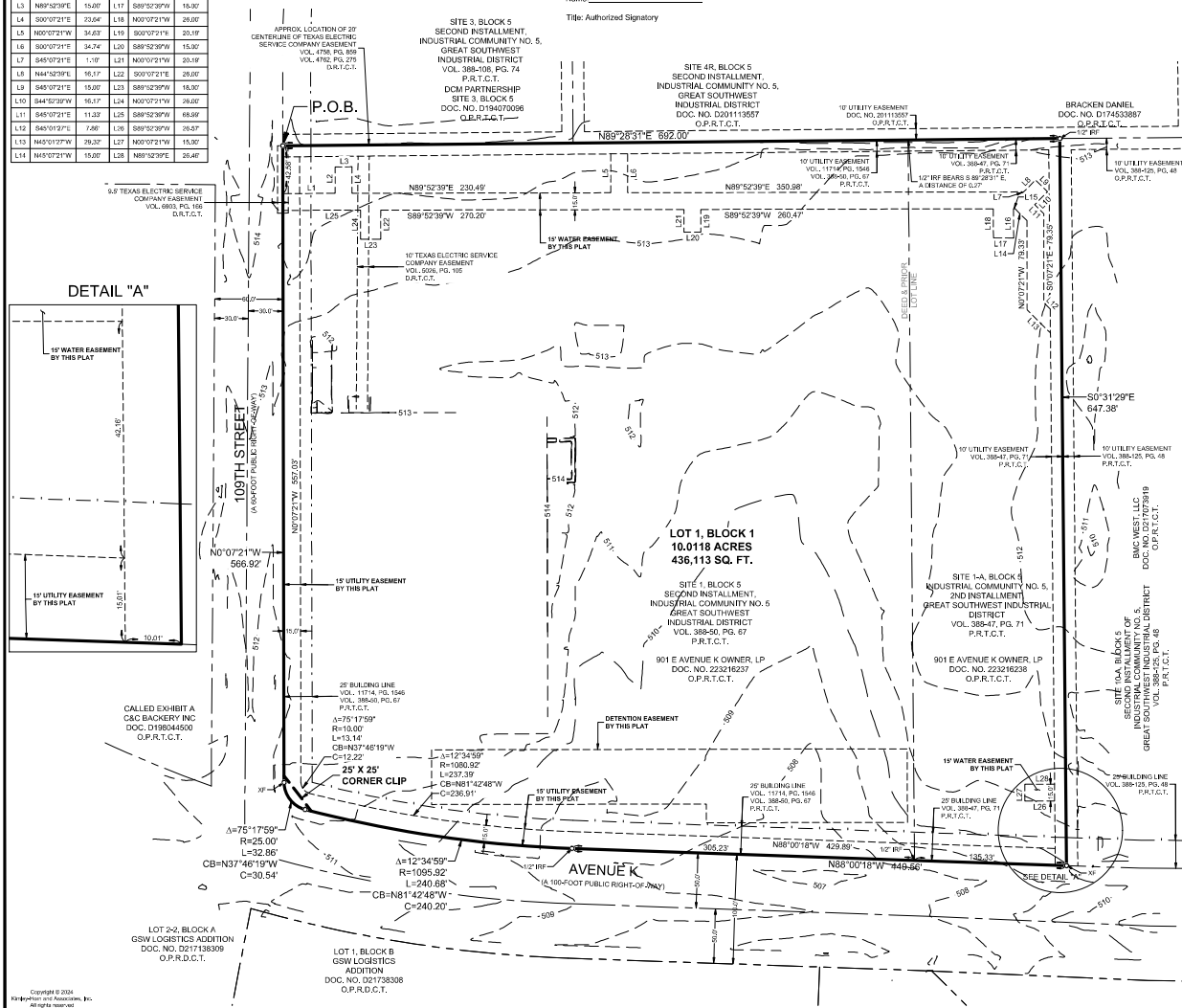
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.
EMAIL: andy.dobbs@kimley-horn.com

OWNER/APPLICANT:
901 E AVENUE K OWNER, LP
PHONE: 214-614-4312
EMAIL: jphns@constellationone.com
CONTACT: JOHN DELVAC



DATE	DESCRIPTION
10/24/2024	VOLUME 200
10/24/2024	DOCS 166, 167, 168
10/24/2024	DOCS 169, 170
10/24/2024	DOCS 171, 172
10/24/2024	DOCS 173, 174
10/24/2024	DOCS 175, 176
10/24/2024	DOCS 177, 178
10/24/2024	DOCS 179, 180
10/24/2024	DOCS 181, 182
10/24/2024	DOCS 183, 184
10/24/2024	DOCS 185, 186
10/24/2024	DOCS 187, 188
10/24/2024	DOCS 189, 190
10/24/2024	DOCS 191, 192
10/24/2024	DOCS 193, 194
10/24/2024	DOCS 195, 196
10/24/2024	DOCS 197, 198
10/24/2024	DOCS 199, 200

LINE TYPE LEGEND	
	BOUNDARY LINE
	UTILITY EASEMENT
	RIGHT-OF-WAY LINE
	CONSTRUCTION LINE



FINAL PLAT
OF LOT 1, BLOCK 1,
CONSTELLATION AVE K ADDITION,
CREATING ONE INDUSTRIAL LOT ON 10,011.8 ACRES
BEING A REPLAT OF SECOND INSTALLMENT,
INDUSTRIAL COMMUNITY NO. 5
GREAT SOUTHWEST INDUSTRIAL DISTRICT
M K SELVIDGE SURVEY, ABSTRACT NO. 1423
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CASE NO. PLT-24-02-0010

Kimley-Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 | FIRM # 10115500 | Tel. No. (972) 770-1300 | Fax No. (972) 238-3820
Scale: 1" = 50' | Drawn by: JZ | Checked by: JAD | Date: FEB. 2024 | Project No.: 068923901 | Sheet No.: 1 OF 1



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Salvador Gonzalez Jr., Planner

TITLE: PLT-24-02-0014 – Residential Replat – 310 Trigg Street (City Council District 5). Residential Replat of Lot 11-R1A & 11-R1B, Block R, Grand Prairie Estates Addition, creating two residential lots on 0.335 acres. Lot 11R-1, Block R, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 310 Trigg St

APPLICANT: Luke Keeton

RECOMMENDED ACTION: Approve

SUMMARY:

Residential Replat of Lot 11-R1A & 11-R1B, Block R, Grand Prairie Estates Addition, creating two residential lots on 0.335 acres. Lot 11R-1, Block R, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four Residential District, and addressed as 310 Trigg St.

PURPOSE OF REQUEST:

The purpose of this residential replat is to divide Lot 11R-1 so the applicant may apply for two building permits and construct two single family homes.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	SF-4	Undeveloped
South	SF-4	Residential
West	SF-4	Residential
East	SF-4	Residential

ZONING REQUIREMENTS:

The lots meet the density and dimensional requirements listed in Article 6 of the Unified Development Code (UDC).

Table 2. Summary of Lot Requirements

Standard	Required (SF-4)	Lot 11R1-A	Lot 11R1-B	Meets?
Min. Area (Sq. Ft.)	7, 200	7,413	7,200	Yes
Min. Width (Ft.)	60	61.30	60	Yes
Min. Depth (Ft.)	110	120	120	Yes
Front Setback (Ft.)	25	25	25	Yes

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The UDC requires that newly platted lots have a 15-foot utility easement added to the front property lines, which the applicant has provided.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map

Page 1 of 1




CASE LOCATION MAP
 PLT-24-02-0014
 310 TRIGG ST

Item 4.

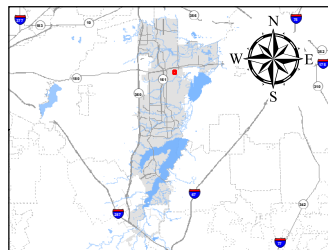


City of Grand Prairie
 Planning and Development

(972) 237-8255
www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.03 Miles

Grand Prairie
 TEXAS

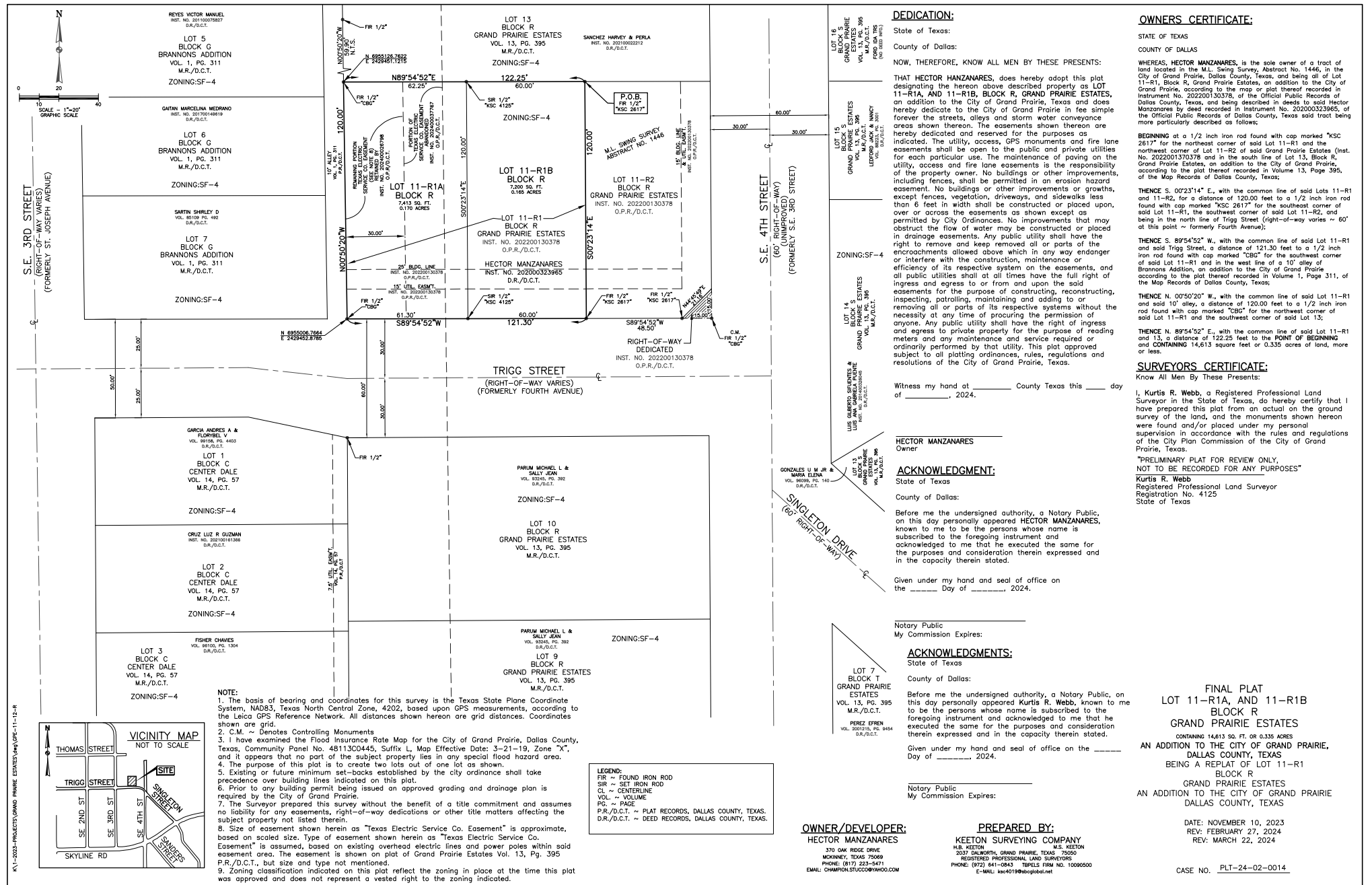
PLANNING
 Date: 3/5/2024

22

Exhibit B - Final Plat

Page 1 of 1

Item4.



DEDICATION:

State of Texas:
 County of Dallas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HECTOR MANZANARES, does hereby adopt this plat designating the hereon above described property as LOT 11-R1A, AND 11-R1B, BLOCK R, GRAND PRAIRIE ESTATES, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie, Texas and does forever the streets, alleys and storm water conveyance across shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness my hand at _____ County Texas this ____ day of _____, 2024.

HECTOR MANZANARES
 Owner

ACKNOWLEDGMENT:

State of Texas
 County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared HECTOR MANZANARES, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ Day of _____, 2024.

Notary Public
 My Commission Expires:

ACKNOWLEDGMENTS:

State of Texas
 County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared Kurtis R. Webb, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ Day of _____, 2024.

Notary Public
 My Commission Expires:

OWNERS CERTIFICATE:

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, HECTOR MANZANARES, is the sole owner of a tract of land located in the M.L. Swing Survey, Abstract No. 1446, in the City of Grand Prairie, Dallas County, Texas, and being all of Lot 11-R1, Block R, Grand Prairie Estates, an addition to the City of Grand Prairie, according to the map or plat thereof recorded in Instrument No. 202200130378, of the Official Public Records of Dallas County, Texas, and being described in deeds to said Hector Manzanares by deed recorded in Instrument No. 202000323965, of the Official Public Records of Dallas County, Texas said tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with cap marked "KSC 2617" for the northeast corner of said Lot 11-R1 and the northwest corner of Lot 11-R2 of said Grand Prairie Estates (Inst. No. 202200130378) and in the south line of Lot 13, Grand Prairie Estates, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 13, Page 395, of the Map Records of Dallas County, Texas;

THENCE S. 00°23'14" E., with the common line of said Lots 11-R1 and 11-R2, for a distance of 120.00 feet to a 1/2 inch iron rod found with cap marked "KSC 2617" for the southeast corner of said Lot 11-R1, the southwest corner of said Lot 11-R2, and being in the north line of Trigg Street (right-of-way varies ~ 60' at this point ~ formerly Fourth Avenue);

THENCE S. 89°54'52" W., with the common line of said Lot 11-R1 and said Trigg Street, a distance of 121.30 feet to a 1/2 inch iron rod found with cap marked "CB" for the southwest corner of said Lot 11-R1 and in the west line of a 10' alley of Brannons Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 1, Page 311, of the Map Records of Dallas County, Texas;

THENCE N. 00°50'20" W., with the common line of said Lot 11-R1 and said 10' alley, a distance of 120.00 feet to a 1/2 inch iron rod found with cap marked "CB" for the northwest corner of said Lot 11-R1 and the southwest corner of said Lot 13;

THENCE N. 89°54'52" E., with the common line of said Lot 11-R1 and 13, a distance of 122.25 feet to the POINT OF BEGINNING and CONTAINING 14,613 square feet or 0.335 acres of land, more or less.

SURVEYORS CERTIFICATE:

Know All Men By These Presents:

I, Kurtis R. Webb, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas.

"PRELIMINARY PLAT FOR REVIEW ONLY, NOT TO BE RECORDED FOR ANY PURPOSES"

Kurtis R. Webb
 Registered Professional Land Surveyor
 Registration No. 4125
 State of Texas

FINAL PLAT
 LOT 11-R1A, AND 11-R1B
 BLOCK R
 GRAND PRAIRIE ESTATES
 CONTAINING 14,613 SQ. FT. OR 0.335 ACRES
 AN ADDITION TO THE CITY OF GRAND PRAIRIE,
 DALLAS COUNTY, TEXAS
 BEING A REPLAT OF LOT 11-R1
 BLOCK R
 GRAND PRAIRIE ESTATES
 AN ADDITION TO THE CITY OF GRAND PRAIRIE
 DALLAS COUNTY, TEXAS

DATE: NOVEMBER 10, 2023
 REV: FEBRUARY 27, 2024
 REV: MARCH 22, 2024

CAST NO. PLT-24-02-0014



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Brittany Musser, Planner

TITLE: SUP-24-02-0007 - Specific Use Permit - Registered Group Home at 326 Swallowtail Court (City Council District 6). Specific Use Permit for a registered group home on 0.16 acres. Lot 16, Block A, Westchester Glen Addition, City of Grand Prairie, Dallas County, zoned Planned Development (PD-245), and addressed as 326 Swallowtail Court

APPLICANT: Olaleye Olowookere, Christabel, LLC

RECOMMENDED ACTION: Table to April 22, 2024



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Abdul R. Ghous, AICP, Senior Planner
TITLE: STP-24-02-0012 - Site Plan - Sonic (City Council District 5). Site Plan for a Restaurant with a Drive-Through, a Covered Outdoor Dining area, and a Playground on 1.283 acres. Portions of Block 59, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 814 & 818 W Main St
APPLICANT: Steve Hulce
RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a Restaurant with a Drive-Through, a Covered Outdoor Dining area, and a Playground on 1.283 acres. Portions of Block 59, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, zoned General Retail (GR), and addressed as 814 & 818 W Main St.

PURPOSE OF REQUEST:

The applicant intends to construct a 1,891 sq. ft. drive-through restaurant with outdoor dining and a playground, including 32 parking spaces.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (General Retail, Misc. Retail), South (General Retail, Walgreens), West (Commercial, Drive Through Restaurant & Convenicene Store with Gas Sales), and East (General Retail, Drive Through Restaurant).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed use includes a drive-through restaurant on 1.283-acre site. The 1,891 sq. ft. structure will exclusively serve as a drive-through facility. Additionally, the applicant has proposed a covered outdoor dining area and a 3,250 sq. ft. playground. The site will feature three access points, with two situated on Fort Worth St and one on W Main St.

Parking Requirements

The property is subject to parking requirements in Article 10 and Appendix F of the UDC. The proposal meets the parking requirements.

Table 2. Parking Summary

Standard	Required	Proposed	Meets
Restaurant Parking (1 space per 100 Sq. Ft.) of Dining Area	15	18	Yes
Outdoor Amusement (1 Space per 4 People)	5	5	Yes
Pick Up Stalls	0	21	-

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 of the UDC. The following table summarizes these requirements. The proposal meets the landscape and screening requirements.

Table 3. Landscape & Screening Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.) 5%	2,790	10,777	Yes
Front Yard 75% of Required Landscape in Front Yard	2,093	4,782	Yes
Street & Buffer Trees (1/500 Sq. Ft.)	6	7	Yes
Shrubs (1 5-gallon shrub per 50 Sq. Ft. of required landscape area)	56	66	Yes

Building Design

The exterior building materials include brick and stone. The proposal meets the building design requirements.

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

Exhibit A- Location Map

Page 1 of 1

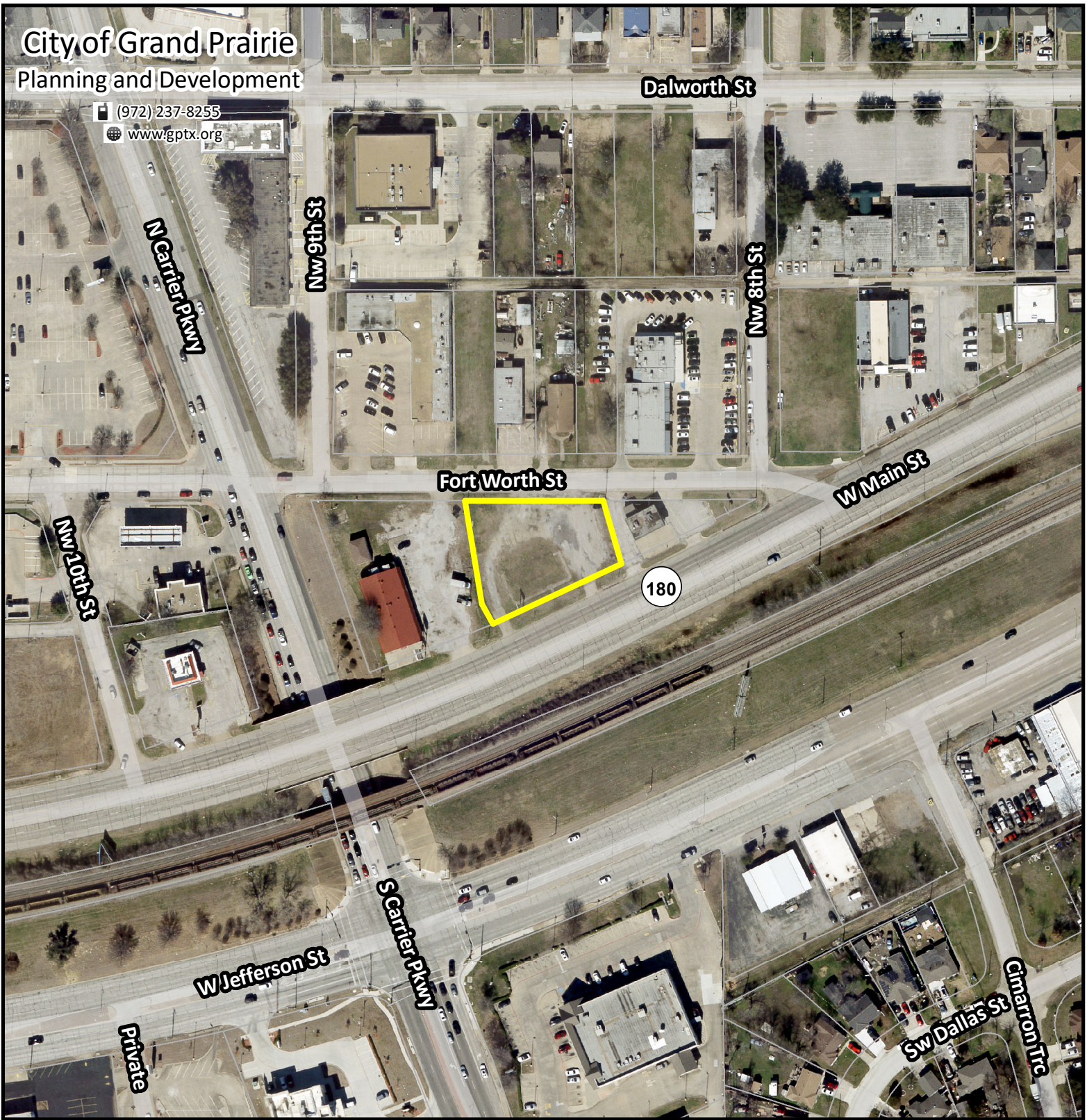
CASE LOCATION MAP
 STP-24-02-0012
 814 W MAIN ST




Item 6.

City of Grand Prairie
 Planning and Development

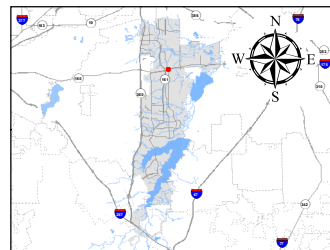
(972) 237-8255

www.gptx.org



-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

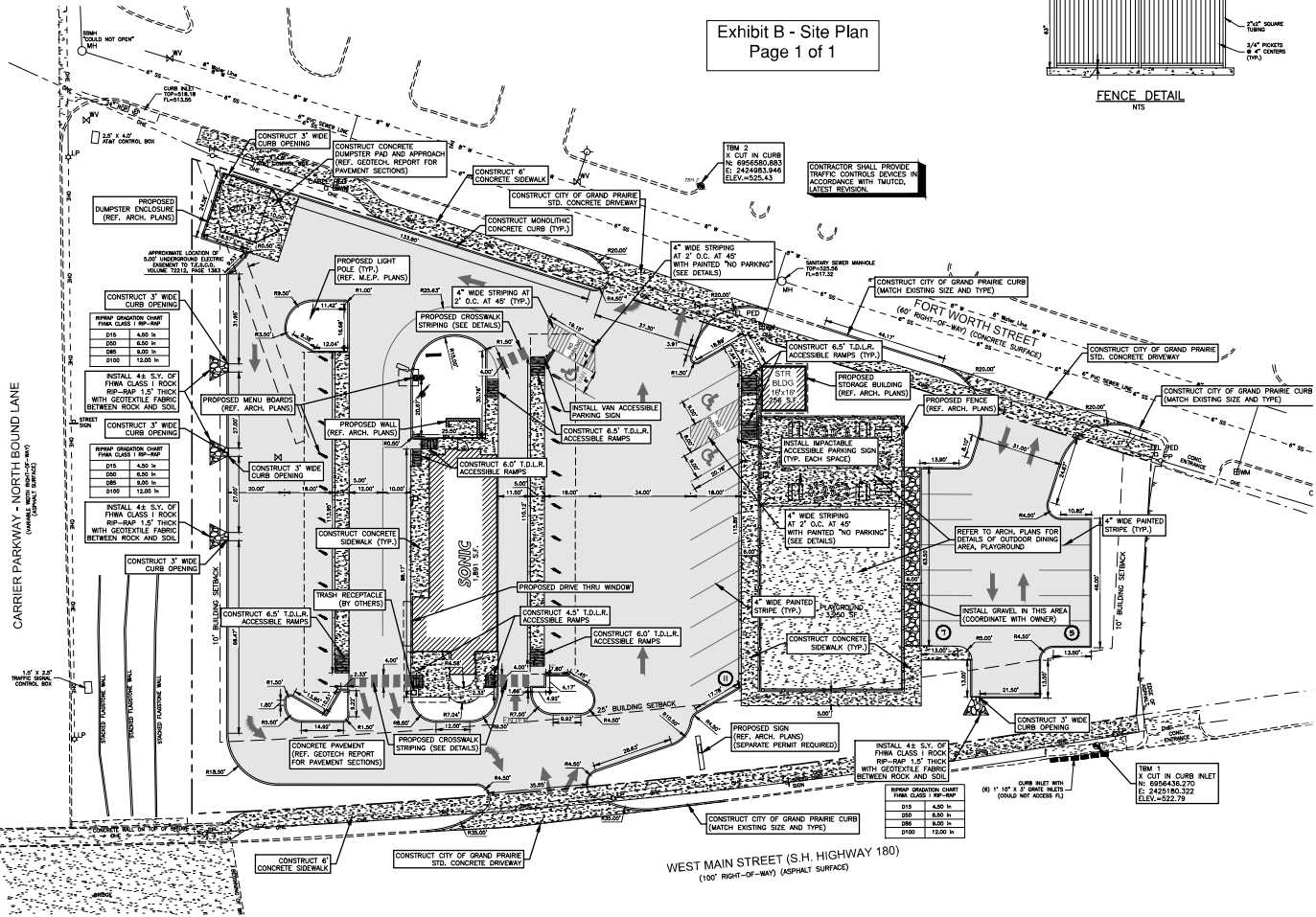
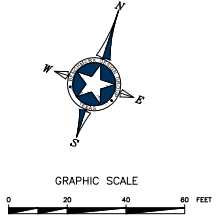
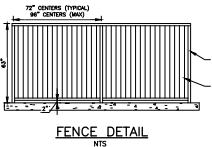


0 0.03 Miles

Grand Prairie
 TEXAS
 PLANNING

Date: 3/7/2024

Exhibit B - Site Plan
Page 1 of 1



- SITE NOTES:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
 - ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - ALL CURB RADI SHOWN ARE TO BACK OF CURB.
 - ALL PAVING DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL PAVING MARKING PAINT SHALL BE SHERWIN WILLIAMS "PRO-MAR TRAFFIC MARKING", WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
 - CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 - FOR SITE UTILITIES, SEE UTILITY PLAN.
 - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OR AUTHORITY HAVING JURISDICTION (ACT).

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MC	EXISTING SAN. SEWER MANHOLE
PP-O	EXISTING POWER POLE
PH	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRIC LINE
- - -	EXISTING WATER LINE
- - -	EXISTING SAN. SEWER LINE
---	PROPERTY LINE
□	PROPOSED "LEVEL" LANDING (SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION)



*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY THE TEXAS UNDERGROUND UTILITY SAFETY AND PROTECTION AND SAFETY ACT (TUUSAP), THIS PROJECT MUST BE CONDUCTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED AT THE CONTRACTOR'S RESPONSIBILITY TO CHECK TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL AVOID ALL UTILITIES AND OTHER LOCATIONS COMPANES PRIOR TO EXCAVATION ACTIVITIES.

ZONING AND LAND USE

DIRECTION	ZONING	EXISTING USE
NORTH	GR	STREET ROW
EAST	GR	DONUT SHOP
SOUTH	GR	STREET AND RAILROAD ROW
WEST	GR	STREET ROW

PARKING SUMMARY

STANDARD	SF/PEOPLE	REQUIRED	PROPOSED	MEETS
RESTAURANT PARKING (1 SPACE PER 100 SQ. FT.) OF DINING	1500 SF	15 (MINIMUM)	18	YES
OUTDOOR AMUSEMENT (1 SPACE PER 4 PEOPLE) PER EXPECTED DESIGN CAPACITY	20 PEOPLE	5 (MINIMUM)	5	YES
DRIVE THRU QUEUE (ONE LANE)		6 (MINIMUM)	9	YES
PICK UP STALLS		0 (MINIMUM)	21	YES

SITE PLAN INFORMATION

ZONING: GR
SETBACKS:
FRONT: 25' REAR: 0' SIDE: 10'
TOTAL LOT AREA: 1.28 ACRES (55,887 SF)
BUILDING AREA: 1,891 SF
BUILDING HEIGHT: 21'-1"
FLOOR AREA RATIO (FAR): .038:1

CASE NO.
STP-24-02-0012

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this site.
- The contractor shall notify the engineer, in writing, of any errors or omissions discovered in the construction documents immediately.
- The contractor shall coordinate with the engineer for the determination of any underground utilities. The engineer shall be responsible for the utility location, in writing, immediately. The engineer and owner shall be responsible for any problems and/or associated costs resulting from lack of coordination.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Sanitary Sewer	Water Lines	Power Lines
Sanitary Sewer	Water Lines	Gas Lines
Sanitary Sewer	Water Lines	Other Utilities

Note: If discrepancies occur between data which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so may constitute error and engineer of liability and associated costs.

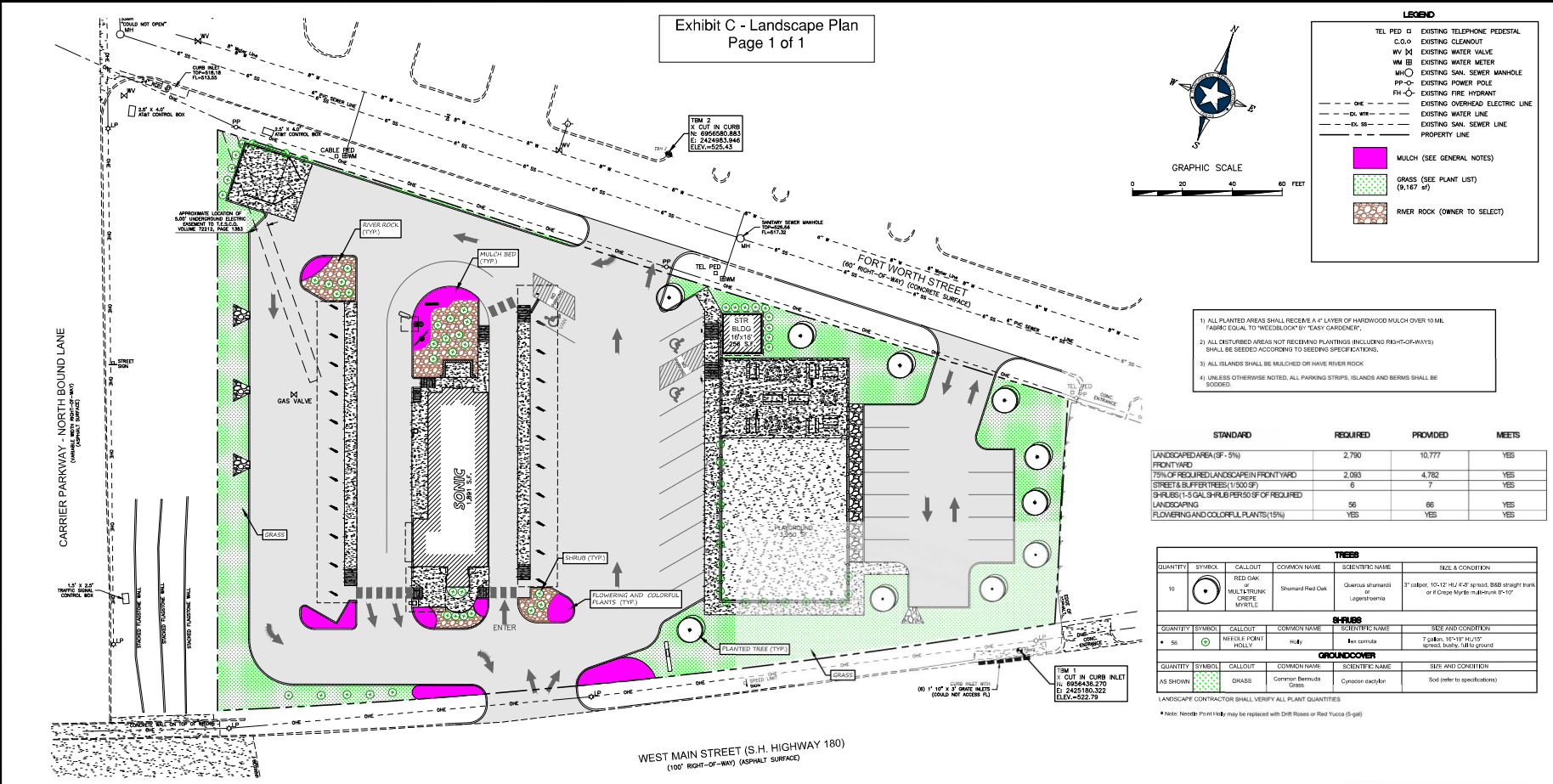
BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS



SONIC
814 W MAIN ST.
SITE PLAN

BENCHMARK
DESIGN GROUP
DRAWN BY: RWD
CHECKED BY: JGM
DATE: DECEMBER 2023
JOB NO: 2023.096
SHEET NO.
C-4

Exhibit C - Landscape Plan
Page 1 of 1



LEGEND

- TEL PED □ EXISTING TELEPHONE PEDESTAL
- C.O.O □ EXISTING CLEANOUT
- W V □ EXISTING WATER VALVE
- W M □ EXISTING WATER METER
- MHC □ EXISTING SANI. SEWER MANHOLE
- PP-□ EXISTING POWER POLE
- PH-□ EXISTING FIRE HYDRANT
- OH — EXISTING OVERHEAD ELECTRIC LINE
- W — EXISTING WATER LINE
- EX. SS — EXISTING SANI. SEWER LINE
- — — — — PROPERTY LINE

MULCH (SEE GENERAL NOTES)
 GRASS (SEE PLANT LIST)
 RIVER ROCK (OWNER TO SELECT)

- 1) ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF HARDWOOD MULCH OVER 1/4" FABRIC EQUAL TO WIDE/DEEP BY YEAR CATEGORIES.
- 2) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED ACCORDING TO SEEDING SPECIFICATIONS.
- 3) ALL ISLANDS SHALL BE MULCHED OR HAVE RIVER ROCK.
- 4) UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BERMS SHALL BE SEEDED.

STANDARD	REQUIRED	PROVIDED	MEETS
LANDSCAPED AREA (F-5%)	2,760	10,777	YES
FRONTYARD			
75% OF REQUIRED LANDSCAPE IN FRONT YARD	2,093	4,762	YES
STREET & BUFFER STRIPS (1/500 SF)	6	7	YES
5" (MIN) 1.5 GAL PER HOUR PER SQ FT OF REQUIRED LANDSCAPING	56	66	YES
FLOWERING AND COLORFUL PLANTS (15%)	YES	YES	YES

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10		RED OAK or MULTITRUNK CREEK MYRTLE	Shumard Red Oak	Quercus shumardii or Liquidambar	3" caliper, 10'-12" Hx 4'-6" spread, BBB (straight trunk or if Crook Myrtle multitrunk 8"-10"

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
56		NERODE POINT HOLLY	Holly	Ilex cornuta	7 gallon, 16" Hx 12" spread, bushy, 1/4" soil ground

GRASS/NOGRASS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
AS SHOWN		GRASS	Common Bermuda Grass	Cynodon dactylon	Soil (refer to specifications)

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

*Note: Nerode Point Holly may be replaced with Dwarf Roses or Red Yucca (5-gal)

GENERAL LANDSCAPE NOTES:

TREES OVERHANGING SIDEWALKS, DRIVEWAYS OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.

TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.

TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.

LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS.

HARDWOOD MULCH SHALL BE PLACED AT A MINIMUM 4" DEPTH THROUGHOUT LANDSCAPED BEDS.

NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVICE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCIES).

IRRIGATION NOTES

VERIFY "STATIC" PRESSURE AVAILABLE AT THE SITE AND NOTIFY THE ENGINEER IF LESS THAN 55 P.S.I. A 12" DEPTH TRENCH SHALL BE REQUIRED FOR ALL PRESSURE LINES. A 12" DEPTH TRENCH SHALL BE REQUIRED FOR ALL LATERAL LINES.

PUMP/PISTON SHALL BE REQUIRED ON ALL WELDS BEFORE GLUING.

SMOKE PRESSURE LINE IN TRENCH AT LEAST ONE (1) FOOT PER 100' TO ALLOW FOR THERMAL EXPANSION.

ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN APPROPRIATE BOXES AS PER MANUFACTURERS RECOMMENDATIONS.

ALL IRRIGATION PRODUCTS SHOWN ON THIS PLAN SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

ADJUSTMENTS TO HEADS MAY BE REQUIRED DURING CONSTRUCTION.

ALL IRRIGATION LINES ARE TO BE LOCATED WITHIN LANDSCAPED AREAS AND PLACED ADJACENT TO CURBS WHENEVER POSSIBLE.

NO IRRIGATION LINES SHALL BE IN POSSIBLE CONFLICT WITH OTHER TRADES OR UTILITIES.

ALL LINES UNDER PAVEMENT SHALL BE SLEEVED WITH SCH 40 WITH IRRIGATION WIRING IN A SEPARATE 2" SCH 40 SLEEVE.

IRRIGATION CONTRACTOR IS TO ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS.

110 VOLT AC TO BE PROVIDED BY GENERAL CONTRACTOR TO THE CONTROLLER.

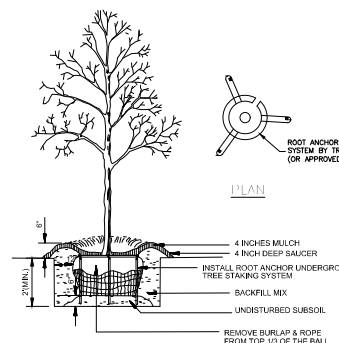
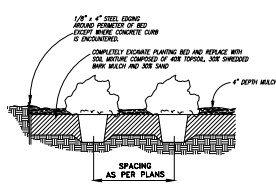
BACKFLOW PREVENTION DEVICE TO BE PER CITY REQUIREMENTS - 1" FIBER BODY - LOCATED IN HOT-BOX FIBERGLASS, FLIP-TOP ENCLOSURE OR APPROVED EQUAL. ENCLOSURE MUST COMPLY WITH ASSE 100A.

NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER SHOWN ON THESE PLANS.

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS IN THE WORK AREA.

ALL SLEEVES UNDER PAVEMENT TO EXTEND A MINIMUM 12" BEYOND PAVING.

THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THIS PLAN WHEN IT IS OBVIOUS THAT THE IRRIGATION DESIGN IS IN CONFLICT WITH ON-SITE FEATURES THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN. IN THE EVENT THAT THIS HAPPENS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY REVISIONS.



Texas 811
Know what's below. Call before you dig.

*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY THE TEXAS UNDERGROUND UTILITY SERVICE PROTECTION AND SAFETY ACT (TUSPSA) MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811. THE CALL OPERATOR WILL ADVISE THE CONTRACTOR OF ANY UTILITY LOCATIONS AND WILL PROVIDE A LOCATION MAP. THE CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION BEGINS.

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this site.
- The contractor shall notify the engineer, in writing, of any errors or omissions discovered in the construction documents immediately.
- The responsibility for obtaining all necessary permits, including the information required by PRELIM SURVEYING AND MAPPING, LLC (PLSM), TEXAS SURVEYING AND MAPPING, LLC (TSM), and the Texas Department of Transportation (TxDOT) shall be the responsibility of the contractor. The engineer and owner shall be held harmless of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:
 - Conduits
 - Stormwater lines
 - Sanitary sewers
 - Water lines
 - Gas lines
 - Electric lines
 - Fire lines
 - Other lines

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing, immediately. Failure to do so may constitute owner and engineer of liability and associated costs.

CASE NO. STP-24-02-0012

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

2024 REG. PUBLIC ENGINEER, LICENSE NO. 10031, EXPIRES 12/31/2026. CIVIL ENGINEER LICENSE NO. 10031, EXPIRES 12/31/2026. CIVIL ENGINEER LICENSE NO. 10031, EXPIRES 12/31/2026.

B

FORWARD TO: INSPECTOR

3-21-24

SONIC
814 W MAIN ST.
LANDSCAPE PLAN

DRAWN BY: RWD
CHECKED BY: JGM
DATE: DECEMBER 2023
JOB NO: 2023.096
SHEET NO. L-1

Exhibit D - Building Elevations
Page 1 of 1

SONIC STORE NO. 7010
 101 PARK AVENUE
 OFFICES: 405-262-7300
 405-262-7300
 FAX: 405-262-7650
 SONIC CORPORATION
 101 PARK AVENUE
 OKLAHOMA CITY, OKLAHOMA 73102
 NO REVISIONS THIS SHEET

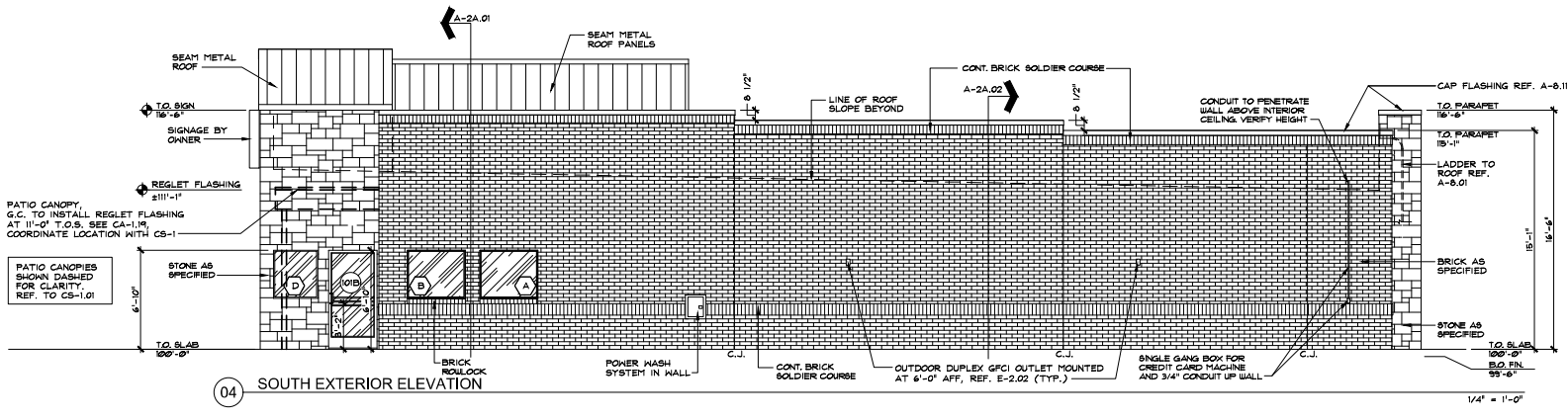
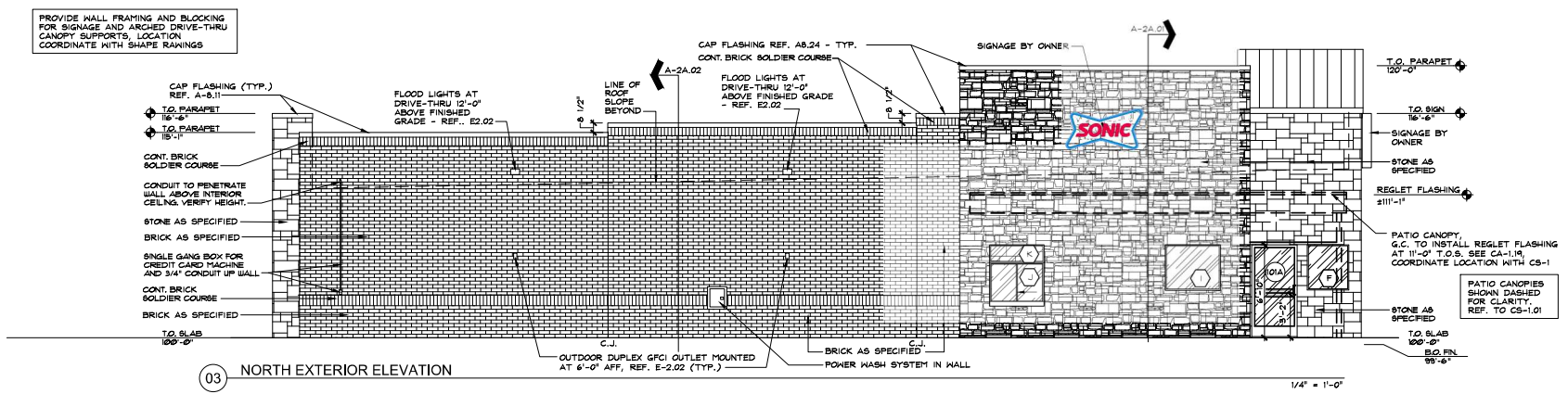
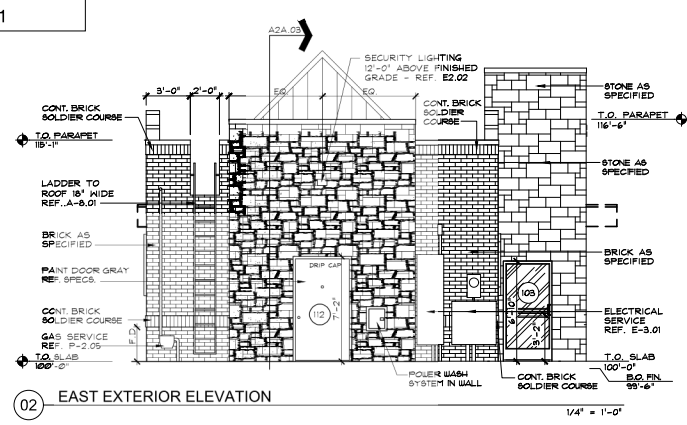
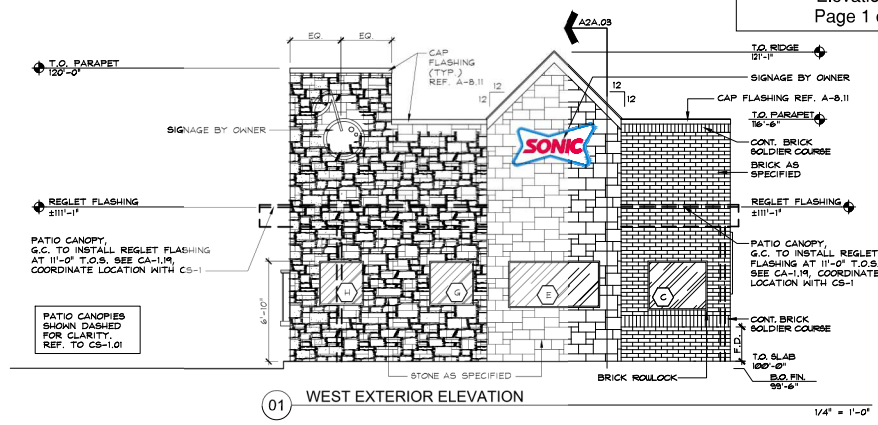
SONIC
 814 W. MAIN STREET
 GRAND PRAIRIE, TEXAS 75050
 SITE ADDRESS:
 SUBMITTAL TITLE:
 EXTERIOR ELEVATIONS

REVISIONS	NO REVISIONS THIS SHEET
-----------	-------------------------

ABBOT STUDIOS
 architects-engineers-designers, LLC
 471 EAST BROAD ST., SUITE 1700
 COLUMBUS, OHIO 43215



ARCHITECT NAME: MICHAEL H. LUTSCH, R.
 LICENSE NUMBER: 26278
 LICENSE EXPIRATION DATE: 07-31-2024
 DATE: 02-15-2024
 SHEET: A2
 AS NOTED
 PROJECT NO.: 5027.24.001



PROVIDE WALL FRAMING AND BLOCKING FOR SIGNAGE AND ARCHED DRIVE-THRU CANOPY SUPPORTS, LOCATION COORDINATE WITH SHAPE DRAWINGS

PATIO CANOPIES SHOWN DASHED FOR CLARITY. REF. TO CS-1.01

PATIO CANOPY, G.C. TO INSTALL REGLET FLASHING AT 11'-0" T.O.S. SEE CA-1.19, COORDINATE LOCATION WITH CS-1

PATIO CANOPIES SHOWN DASHED FOR CLARITY. REF. TO CS-1.01

File name 02_502724001-A2 save date: Friday, February 23, 2024 11:22:53 AM last saved by: kfoegen plot date: 2/26/2024



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: ZON-24-02-0006 - Zoning Change - Private Card Room for Palace Poker (City Council District 1). Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed a 401 E Palace Pkwy

APPLICANT: Jonathan Tooley, Hamilton Commercial

RECOMMENDED ACTION: Staff takes no position on the zoning change, but notes the use is consistent with entertainment uses currently permitted in PD-217.

SUMMARY:

Amendment to PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed a 401 E Palace Pkwy.

PURPOSE OF REQUEST:

The purpose of the request is to amend PD-217 to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-217	Undeveloped
South	PD-217	IH-30 / Undeveloped

West	PD-217	Undeveloped/Hotels/Apartments
East	PD-217	Ripley's Believe it or Not

HISTORY:

- September 17, 1996: City Council approved a zoning change creating PD-217 for mixed uses including entertainment, retail, and office uses (Case Number CPA960901/Z960901).
- February 21, 2023: City Council denied a PD amendment to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit (ZON-22-10-0030).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed PD amendment will add Private Card Room as a use that is allowed with City Council approval of a Specific Use Permit. The proposed definition is below.

- Private Card Room – A private place where members gather to play card games, including poker, billiards, chess, or other similar games.




RECOMMENDATION:

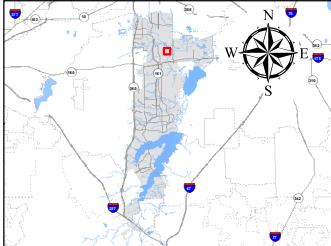
Staff takes no position on the zoning change, but notes the use is consistent with entertainment uses currently permitted in PD-217.



City of Grand Prairie
Planning and Development

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-  Location
-  Street Center Line
-  Parcels



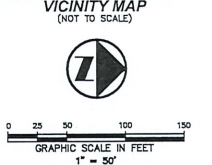
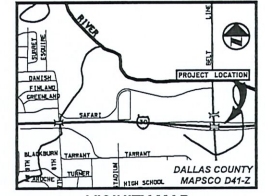
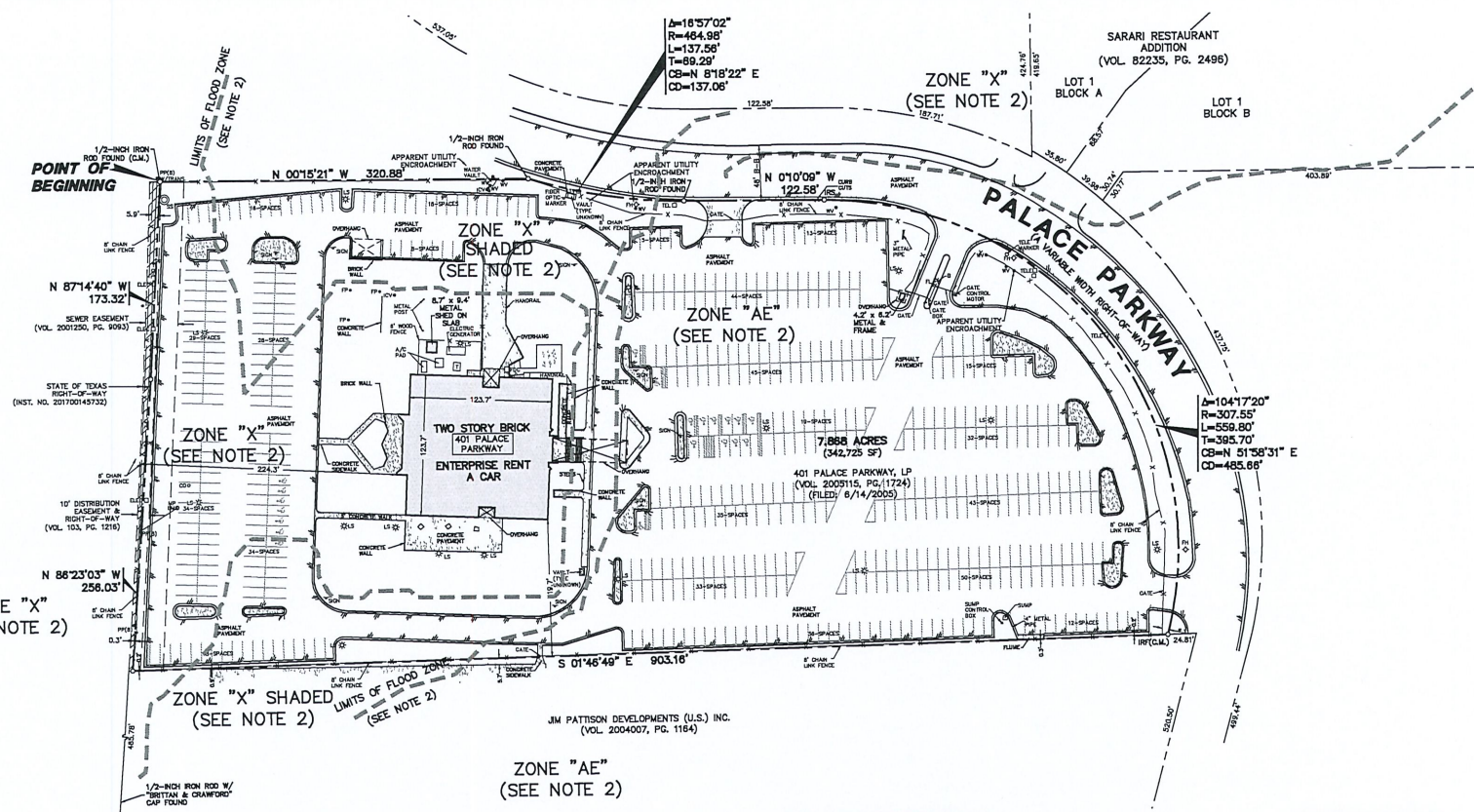
0 0.09 Miles



Date: 3/7/2024

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INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 4397, PG. 182)



LEGEND

1	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
RIH	RICE HYDRANT
CL	CLEANOUT
MN	MANHOLE
TS	TRAFFIC SIGNAL CONTROL
TSF	TRAFFIC SIGNAL POLE
TLB	TELEPHONE BOX
FL	FLOOD LIGHT
FR	FLAG POLE
TSN	TRAFFIC SIGN
FLW	FLOOD LIGHT
FLC	FLOOD LIGHT
A/C	AIR CONDITIONING PAD
JRS	1/2-INCH IRON ROD
(C.M.)	PAVED ROOF CAP SET
CL	CONTROLLING MONUMENT
PL	PROPERTY LINE
FENCE	FENCE
UL	OVERHEAD UTILITY LINE
HP	HANDICAP PARKING
ET	ELECTRIC TRANSFORMER
RT	RIGHT-OF-WAY TO THE STATE OF TEXAS

- NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS
- The Easement recorded in Volume 103, Page 1216 of the Deed Records of Dallas County, Texas, affects the property as shown hereon.
 - The Easement recorded in Volume 2001250, Page 9063 of the Deed Records of Dallas County, Texas, affects the property as shown hereon.
 - The property described in Deed to the State of Texas recorded in 201700145332 of the Deed Records of Dallas County, Texas is part of the subject property.

PARKING TABLE

REGULAR	545 SPACES
DISABLED	13 SPACES
TOTAL	558 SPACES

- NOTES
- Survey system for this survey is based on a bearing of North 00 degrees, 31 minutes, 43 seconds East, for a true line of a tract of land described in General Warranty Deed to Southwest Atlanta Co. as recorded in Volume 88153, Page 827 of the Deed Records of Dallas County, Texas.
 - Subdivided property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 4816222222, Community-Plan No. 480472 0282 L, Effective Date March 20, 2016. All of the subject property is shown as located in Zone "AE", Zone "X" Shaded and Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Area of 100-year Flood Hazard
Zone "AE" Shaded - OTHER AREAS OF FLOOD HAZARD - 0.25 Annual Chance Flood Hazard, Areas of 18 equal chance flood with average depth less than one foot or with average areas of less than one square mile.
Zone "AE" - Special Flood Hazard Area - Without 100 Year Flood Elevation
 - This survey is based on deeds, easements and/or recorded plats and other records submitted by the client and/or the client's representative as well as adjacent public monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not obstruct the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, Co. No. 1028-272258-072, effective date March 3, 2016 issued March 14, 2016.
 - No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility opportunities are shown.
 - This survey does not provide a determination or opinion concerning the location or existence of waterfalls, fountains, ponds or hazardous waste areas, substances, substances and environmental conditions or potential claims. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
 - Survey footage labels show bearings or referenced bearings are based on mathematical closure and do not necessarily represent the positional accuracy of the boundary monuments.
 - The word "survey" or "footprint" as shown and used herein means an expression of professional opinion representing the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setbacks, building setbacks, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, Agreements, Lease Agreements and ownership title interests.
 - Any dedication made herein or hereby is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 - The distances shown herein for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field vertical or horizontal distances.
 - The property shown herein is subject to the restrictions of access to U.S. Hwy. No. 30 as described in Volume 4267, Page 122 of the Deed Records of Dallas County, Texas.

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 7,888 acre (342,725 square feet) tract of land situated in the Michoud Farm Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas; said tract being part of that tract of land described in Warranty Deed with Vendor's Lien to 401 Palace Parkway, LP recorded in Volume 2005115, Page 1724 of the Deed Records of Dallas County, Texas; said 7,888 acre (342,725 square feet) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 28, 2016):

BEGINS, at a 1/2-inch iron rod found for the northwest corner of that tract of land described in Deed to the State of Texas recorded in Instrument No. 201700145332 of the Official Public Records of Dallas County, Texas; said point being in the west line of said 401 Palace Parkway, LP tract the east right-of-way line of Palace Parkway (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE, along the said west line of 401 Palace Parkway, LP tract and the said east line of Palace Parkway the following bear (4) sets:

North 02 degrees, 15 minutes, 21 seconds West, depicting the said north line of Interstate Highway No. 30, a distance of 320.88 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the left;

in a northeasterly direction along said curve, having a central angle of 18 degrees, 57 minutes, 02 seconds, a radius of 464.80 feet, a short bearing and distance of North 00 degrees, 10 minutes, 22 seconds East, 137.06 feet, on an arc distance of 137.06 feet to a 1/2-inch iron rod found at the end of said curve;

North 00 degrees, 09 seconds West, a distance of 122.58 feet to a 1/2-inch iron rod with "TRACED KOCH" cap set for the beginning of a curve to the right;

in a northeasterly direction along said curve, having a central angle of 104 degrees, 17 minutes, 20 seconds, a radius of 307.52 feet, a short bearing and distance of North 31 degrees, 58 minutes, 31 seconds East, 482.89 feet, on an arc distance of 258.03 feet to a 1/2-inch iron rod with "TRACED KOCH" cap set found in the west line of that tract of land described in Special Warranty Deed to Jim Pattison Developments (L.L.C.) recorded in Volume 2004007, Page 1184 of the said Deed Records;

THENCE, South 01 degrees, 40 minutes, 40 seconds East, depicting the said east line of Palace Parkway and along the said east line of Jim Pattison Developments (L.L.C.) Inc. tract, a distance of 903.18 feet to a 1/2-inch iron rod with "TRACED KOCH" cap set for the northeast corner of said State of Texas tract and the said north line of Interstate Highway No. 30;

THENCE, North 88 degrees, 23 minutes, 02 seconds West, depicting the said west line of the Jim Pattison Developments (L.L.C.) Inc. tract and along the said north line of the State of Texas tract and the north line of Interstate Highway No. 30, a distance of 258.03 feet to a point for corner;

THENCE, North 87 degrees, 14 minutes, 40 seconds West, continuing along the said north line of the State of Texas tract and the north line of Interstate Highway No. 30, a distance of 173.32 feet to the POINT OF BEGINNING;

CONTAINS: 342,725 square feet or 7,888 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: 401 Palace Parkway LP (owner);
Clairwood Bank (lender);
First American Title Insurance Company (Title Insurance Company Agent); and
First American Title Insurance Company (Underwriter);

We, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Texas, do hereby certify that this is a true and correct copy of the original survey as shown on this map or plat and the survey on which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSP Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, and 9 of Table A thereof. The field work was completed on March 28, 2016.

Date of Plat or Map: March 28, 2016.



David C. Pacheco
Professional Land Surveyor
No. 8590
dcpacheco@pacheco.com
www.pcheco.com

ALTA/NSPS LAND TITLE SURVEY
7.924 ACRE TRACT
LOCATED IN THE CITY OF GRAND PRAIRIE, TEXAS
AND BEING OUT OF THE
MICHAEL FARRENS SURVEY, ABSTRACT NO. 469,
DALLAS COUNTY, TEXAS

Pacheco Koch
4000 BRYANT BURN ROAD
FORT WORTH, TX 76106 817.412.7155
TX REG. ENGINEERING FIRM T-489
TX REG. SURVEYING FIRM S-100090001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
EN	DCP	1"=50'	03/28/19	2848-19-144

GF. NO. 1002-272259 RTT

AGRICULTURAL USES

Orchard
 Greenhouse (Non-Retail/Hobby)
 Greenhouse (Retail) --
 Plant Nursery (Growing)
 Plant Nursery (Retail Sales)
 Farms, General (Crops)
 Farms, General (Livestock/Ranch)
 Hay, Grain, and/or Feed Sales
 Veterinarian (Indoor Kennels)
 Veterinarian (Outdoor Kennels)
 Stables (Private, Principle Use)
 Stables (Private, Accessory Use)
 Animal Specialty Services,
 Except Veterinary
 Livestock Sales
 Kennels

RESIDENTIAL USES

Single Family Townhouse	SUP
Multi-Family (Apartments)	SUP
Accessory Building/Structure	
Home Occupation	
College Dormitory (On Campus)	

INSTITUTIONAL / GOVERNMENTAL

Emergency Ambulance Service	
Post Office (Governmental)	
Mailing Service (Private)	
Airport	
Heliport	
Helistop	
Phone Exchange/Switching Station	
Radio/Television Tower (Commercial)	SUP
Cellular Communications Tower	SUP
Cellular Communications Equipment - No Tower	
Electrical Substation	SUP
Electrical Transmission Line	
Gas Transmission Line	
Utility Distribution Line	
Utility Shop and Storage	

09/06/96

INSTITUTIONAL / GOVERNMENTAL (Cont.)

Water Treatment Plant
Water Supply Facility (Public)
Water Supply Facility (Private)
Sewage Pumping Station
Retirement Home/Home for the Aged SUP
Hospice
Hospital
Psychiatric Hospital
Clinic
Emergency Care Clinic
School, K thru 12 (Public)
School, K thru 12 (Private)
School, Vocational
College and/or University
Registered Family Home
Child Day Care (7 or more)
Orphanage
Community Center
Fraternal Organization
Civic Club
Philanthropic Organization
Church/Place of Worship
Use Associated to a Religious Institution
Rectory/Parsonage
Monastery/Convent
Governmental Building
Police Station
Fire Station
Library

OFFICE USES

Credit Agency
Office (Brokerage Service)
Insurance Agency Offices
Real Estate Offices
Offices (Health Services)
Offices (Legal Services)
Offices (Counseling)
Offices (Miscellaneous)

PERSONAL AND BUSINESS SERVICES

Bank
 Financial Services (Advice/Invest)
 Savings and Loans --
 Credit Unions
 Automatic Teller Machines (ATM's)
 Apartell Inns
 Hotel/Motel
 Bed & Breakfast Hotel ;
 Laundry/Dry Cleaning (Drop Off/Pick Up)
 Tailor Shop
 Shoe Repair
 Travel Agency
 Beauty Shop (Non-College)
 Barber Shop (Non-College)
 Photo Studio
 Kiosk (Providing A Service)
 Photocopying/Duplicating
 Security Quarters as Associated with
 A Business (Live-In)
 Auction (Indoors)
 Appliance Repair
 Communication Equipment
 (Installation and/or Repair)
 Locksmith
 Karate School (Martial Arts)
 Automobile Driving School
 Dance/Drama/Music Schools
 (Performing Arts)
 Artist Studio

RETAIL USES

Building Material Sales	SUP
Hardware Store	
Garden Shop (Inside Storage)	
Plant Nursery (Outside Storage)	
Department Store	
Variety Store	
Convenience Store	SUP
Retail Store with Gasoline as an Associated Use	
Fruit and/or Vegetable Store	
Confectionery Store (Retail)	

09/06/96

RETAIL USES (Cont.)

Bakery (Retail)	
Auto Supply Store for New and Primarily Rebuilt Parts	
Gasoline Service Station	
Auto Dealer (Primarily New)	SUP
Boat Dealer/Sales Only	SUP
Recreational Vehicle Dealer/Sales Only	SUP
Motorcycle Dealer	SUP
All Terrain Vehicle Dealer/Sales Only	SUP
Furniture Sales (Indoor)	
Drapery Shop	
Major Appliance Sales (Indoor)	
Used Merchandise (Antiques)	
Restaurant (Serving Alcohol) (No Entertainment)	
Restaurant (Serving Alcohol) (With Entertainment)	SUP
Restaurant	
Restaurant (Drive-In)	
Restaurant (Drive-Thru)	
Restaurant (Kiosk)	
Private Club (Alcohol Served)	
Alcohol Sales/Off-Premise Consumption	
Bike Sales and/or Repair	
Handicraft Shop	
Needlework Shop	
Florist	
Art Dealer	
Pet Shop	
Retail Store (Miscellaneous)	

TRANSPORTATION AND AUTO SERVICES

Railroad Right-of-Way	
Passenger Terminal	
Limousine Service	
Taxi Stand	
Accessory Parking	
Commercial Parking Lot (Cars)	
Recreational Vehicle Parking Lot	
Auto Repair as an Associated Use to Retail Sales	

WHOLESALE TRADE

Warehouse/Storage (Inside) SUP
 Paper and/or Paper Products (Wholesale) SUP

MANUFACTURING MINING AND CONSTRUCTION

Contractor's On-Site Construction Office (Approval by Chief Building Official)
 Batching Plant (Temporary) (By Resolution of City Council)

AMUSEMENT AND RECREATIONAL SERVICES

Boat Launching Ramp
 Marina
 Fishing Pier
 Radio Station (without Tower)
 Television Station (without Tower)
 Dinner Theatre
 Motion Picture Theater (Indoors)
 Motion Picture Theater (Outdoors)
 Theater (Non-Motion Picture)
 Amusement Services (Indoors)
 Amusement Services (Outdoors) SUP
 Bowling Center
 Health Club (Physical Fitness)
 Amusement Devices/Arcade
 (Four or more devices)
 Billiard Parlor (Three or more tables)
 Skating Rink
 Exhibition Hall
 Museum / Wax Museum
 Art Gallery
 Stadium
 Membership Sports
 Golf Course (Public/Private)
 Recreational Club (Members Only)
 Swimming Pool (Public)
 Day Camp
 Park and/or Playground
 Fairground
 Zoo
 Earth Satellite Dish (Private)
 Earth Satellite Dish (Public)
 Non-Commercial Radio Tower
 Less Than 65 Feet High

09/06/96

AMUSEMENT AND RECREATIONAL SERVICES (Cont.)

Special Events (Temporary)

Bingo Parlor

Private Card Room --

SUP

SUP



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: June Sin, Senior Planner

TITLE: SUP-24-02-0008 - Specific Use Permit - Private Card Room for Palace Poker (City Council District 1). Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy

APPLICANT: Jonathan Tooley, Hamilton Commercial

RECOMMENDED ACTION: Staff takes no position on the Specific Use Permit, but recommends conditions should the SUP be approved.

SUMMARY:

Specific Use Permit for a Private Card Room on 7.92 acres. Tract 31, Michael Farrans Survey, Abstract, No. 469, City of Grand Prairie, Dallas County, Texas, zoned PD-217, within IH 30 Corridor Overlay District, and addressed as 401 Palace Pkwy.

PURPOSE OF REQUEST:

The applicant intends to operate a Private Card Room, which requires City Council approval of a Specific Use Permit.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-217	Undeveloped
South	PD-217	IH-30 / Undeveloped
West	PD-217	Undeveloped/Hotels/Apartments
East	PD-217	Ripley's Believe it or Not

HISTORY:

- February 21, 2023: City Council denied an SUP request to allow private card room (SUP-22-10-0043).
- A PD amendment to create a definition of a Private Card Room and amend the uses permitted within PD-217 to allow a Private Card Room with City Council approval of a Specific Use Permit is under concurrent review (ZON-24-02-0006).

PROPOSED USE CHARACTERISTICS:

The applicant is proposing to operate a Private Card Room, which is defined as a private place where members gather to play card games, including poker, billiards, chess, or other similar games in which, except for the advantage of skill or luck, the risks of losing and chances for winning are the same for all participants. No person or entity receives any economic benefit other than personal winnings from said games.

The Private Card Room will include a full-service kitchen where food and beverages will be available for purchase. The applicant plans to pursue a TABC license as a private club to allow the sale of alcohol to its members. If the applicant fails to obtain a TABC license as a private club, the applicant shall comply with all applicable City Ordinances regarding alcohol sales.

The applicant proposes to operate initially from 10:00 AM until 2:00 AM but plans to expand hours to 24 hours a day. Proposed security measures include utilizing a private security firm both indoors and outside. The operational plan indicates that security personnel will patrol the parking lot and assist customers to and from their vehicles.

The Private Card Room will require membership and will charge dues for club membership. Members will be charged for hourly seat rentals, food and drinks, and merchandise. Members will be charged an entry fee and a separate administrative fee during tournaments.

RECOMMENDATION:

Staff takes no position on the Specific Use Permit, but recommends the following conditions should the Planning and Zoning Commission recommend approval of the request:

1. Individuals under the age of 21 shall not be permitted inside the location.
2. The private card room shall check identification at the entrance to ensure all individuals entering the private card room are members and at least 21 years of age.
3. The membership shall be a minimum of three months. Membership must be limited in number and may not be transferable.

4. The private card room shall have security personnel, licensed in accordance with the Texas Occupations Code, on-site at all times the business is open, or any employee is present.
5. The private card room shall have a silent panic or holdup alarm system for which a permit has been issued in accordance with chapter 17, article III of the Code of Ordinances. This system shall, at a minimum, include two panic buttons. One panic button must be located within reach of the cash cage and the other must be located at a place where the entrance is visible. The panic buttons shall be out of view of the customers. Such panic buttons shall generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response.
6. The private card room shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use.
7. The private card room shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor. A drop safe may have a time-delay mechanism to allow small amounts of change to be removed.
8. The private card room shall have a cash accountability policy to limit the amounts of cash easily accessible to employees.
9. The private card room shall have digital, high-resolution surveillance cameras which capture high-resolution digital recordings which display the correct date and time of recording and comply with the following:
 - a. The cameras shall be located throughout the parking area and interior of the private card room.
 - b. At least one camera must have an overall view of the cash cage area, one camera must have a view of the main entrance/exit area of the building, and one camera must have a view of the parking lot entrance/exit.
 - c. The parking lot entrance/exit area camera shall be placed to provide a clear and identifiable image of the license plate number of vehicles entering/exiting the parking lot.
 - d. The building entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face.
 - e. The cameras and recording system shall be operated at all times, including hours when the private card room is not open for business.
 - f. The owner shall provide the police department with digital color images in connection with crime investigations upon request.
 - g. The owner shall maintain a library of the recorded digital images for not less than thirty (30) days.
10. A private card room shall have posted, at or near the cash cage signs or decals indicating that surveillance cameras are in use.
11. Prior to beginning operations as a private card room and at least every year thereafter, the Grand Prairie Police Department shall be allowed to complete a Crime Prevention Through Environmental Design Survey.
12. If a court whose jurisdiction is binding upon the location where the property is located issues a judgment or the Criminal District Attorney whose office is responsible for prosecuting criminal offenses occurring at the location where the property is located issues a statement or other opinion and said judgment, statement, or opinion finds that any operations of the type included in




the operational plan are a violation of the Texas Constitution, Texas Penal Code laws, or any other state law, this Specific Use Permit and all authority to operate as a Private Card Room shall be reviewed by the Grand Prairie City Council which may elect to amend or revoke this Specific Use Permit.

13. If an amendment to state or federal law would make any operations of the type included in the operational plan a violation of law, this Specific Use Permit and all authority to operate as a Private Card Room shall be reviewed by the Grand Prairie City Council which may elect to amend or revoke this Specific Use Permit.
14. The operation of the facility shall be in strict compliance with all applicable laws and the requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
15. Any unsafe or authorized operations or activities may be determined as grounds for revocation of the Specific use Permit by the City Council.
16. The alcohol sales shall follow all TABC regulations and City ordinances as approved by the Public Health and Environmental Quality Department.
17. No indoor smoking or smoking within 25 feet of the facility will be allowed unless the applicant obtains a TABC license as a private club. If the operation is classified as a private club, it will comply with all TABC and City ordinances.

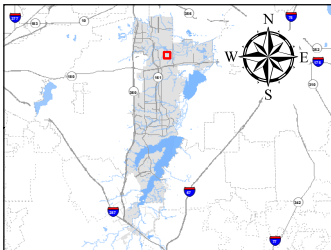


City of Grand Prairie
Planning and Development

(972) 237-8255
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-  Location
-  Street Center Line
-  Parcels

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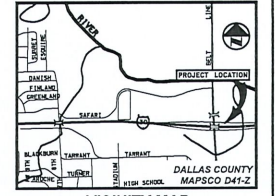
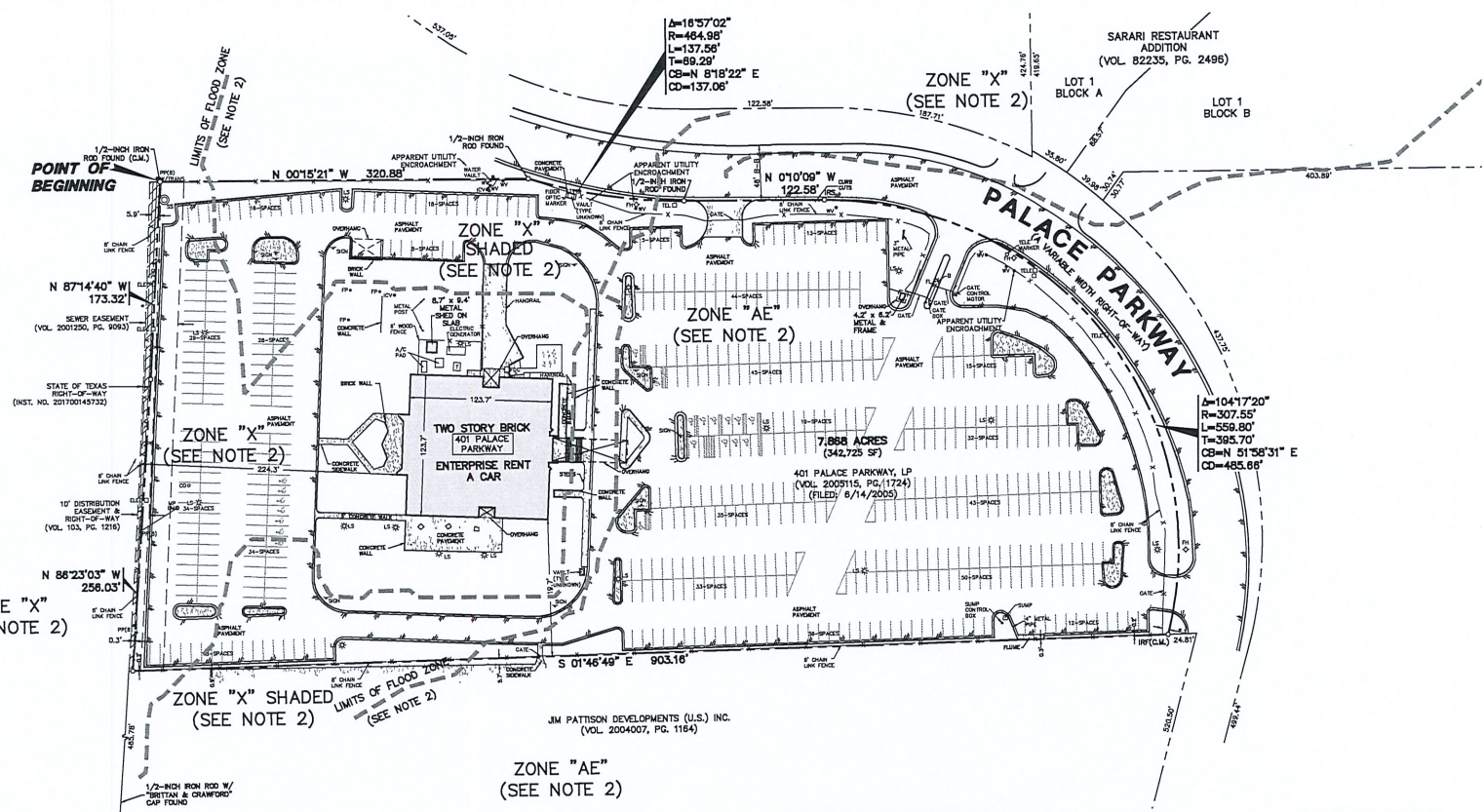


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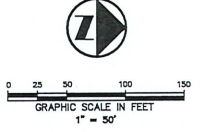
Grand
Prairie
TEXAS

PLANNING
Date: 3/7/2024

INTERSTATE HIGHWAY NO. 30
(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 4397, PG. 182)



VICINITY MAP
(NOT TO SCALE)



LEGEND

- 1. BOLLARD
- 2. ELECTRIC METER
- 3. POWER POLE
- 4. LIGHT STANDARD
- 5. WATER METER
- 6. WATER VALVE
- 7. IRRIGATION CONTROL VALVE
- 8. FIRE HYDRANT
- 9. CLEANOUT
- 10. MANHOLE
- 11. TRAFFIC SIGNAL CONTROL
- 12. TRAFFIC SIGNAL POLE
- 13. TELEPHONE BOX
- 14. FLOOD LIGHT
- 15. FLAG POLE
- 16. TRAFFIC SIGN
- 17. FLOOD LIGHT
- 18. FLOOD LIGHT
- 19. AIR CONDITIONING PAD
- 20. 1/2-INCH IRON ROD
- 21. 1/2-INCH IRON ROD CAP SET
- 22. CONTROLLING MONUMENT
- 23. PROPERTY LINE
- 24. FENCE
- 25. OVERHEAD UTILITY LINE
- 26. HANDICAP PARKING
- 27. ELECTRIC TRANSFORMER
- 28. RIGHT-OF-WAY TO THE STATE OF TEXAS

- NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS**
- The Easement recorded in Volume 103, Page 1216 of the Deed Records of Dallas County, Texas, affects the property as shown hereon.
 - The Easement recorded in Volume 2001250, Page 9063 of the Deed Records of Dallas County, Texas, affects the property as shown hereon.
 - The property described in Deed to the State of Texas recorded in 201700145732 of the Deed Records of Dallas County, Texas is part of the subject property.

PARKING TABLE

REGULAR	545 SPACES
SHADED	13 SPACES
TOTAL	558 SPACES

- NOTES**
- Survey system for this survey is based on a bearing of North 00 degrees, 31 minutes, 43 seconds East, for a steel line of a tract of land described in General Warranty Deed to Southwest Atlanta Co. as recorded in Volume 88153, Page 827 of the Deed Records of Dallas County, Texas.
 - Subdivided property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 4816222222, Community-Panel No. 480472 0282 L, Effective Date March 20, 2016. All of the subject property is shown as located in Zone "AE", Zone "X" Shaded and Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Area of 100-Year Flood Hazard
Zone "X" Shaded - OTHER AREAS OF FLOOD HAZARD - 0.5% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with average areas of less than one square mile.
Zone "AE" - Special Flood Hazard Area - Without Base Flood Elevation
 - This survey is based on deeds, easements and/or recorded plats and other records exhibited by the client and/or the client's representative as well as adjacent public monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, Co. No. 1028-272259-RT, effective date March 3, 2016 issued March 14, 2016.
 - No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility opportunities are shown.
 - This survey does not provide a determination or opinion concerning the location or existence of waterfalls, fountains, fads or hazardous waste areas, substances, substances and environmental conditions or potential issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
 - Survey footage labels show bearings or referenced bearings are based on mathematical closure and do not necessarily represent the positional accuracy of the boundary monuments.
 - The word "width" or "widths" as shown and used herein means an expression of professional opinion representing the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setbacks, field, restrictive easements, subdivision restrictions, zoning or other land-use regulations, Agreements, Lease Agreements and ownership title interests.
 - Any dedication made herein or hereby is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 - The distances shown herein for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field vertical or horizontal distances.
 - The property shown herein is subject to the restrictions of access to U.S. Hwy. No. 30 as described in Volume 4267, Page 122 of the Deed Records of Dallas County, Texas.

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 7,888 acre (342,725 square feet) tract of land situated in the Michoud Farm Survey, Abstract No. 468, City of Grand Prairie, Dallas County, Texas, said tract being part of that tract of land described in Warranty Deed with Vendor's Lien to 401 Palace Parkway, LP recorded in Volume 2005115, Page 1724 of the Deed Records of Dallas County, Texas, said 7,888 acre (342,725 square feet) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on March 28, 2016):

BEGINS, at a 1/2-inch iron rod found for the northwest corner of that tract of land described in Deed to the State of Texas recorded in Instrument No. 201700145732 of the Official Public Records of Dallas County, Texas, said point being in the west line of said 401 Palace Parkway, LP tract the east right-of-way line of Palace Parkway (a variable width right-of-way) and the north right-of-way line of Interstate Highway No. 30 (a variable width right-of-way);

THENCE, along the said west line of 401 Palace Parkway, LP tract and the said east line of Palace Parkway the following bear (4) sets:

North 02 degrees, 15 minutes, 21 seconds West, depicting the said north line of Interstate Highway No. 30, a distance of 320.88 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the left;

in a northeasterly direction along said curve, having a central angle of 18 degrees, 57 minutes, 02 seconds, a radius of 464.80 feet, a short bearing and distance of North 00 degrees, 10 minutes, 22 seconds East, 137.06 feet, on an arc distance of 137.06 feet to a 1/2-inch iron rod found at the end of said curve;

North 00 degrees, 09 seconds West, a distance of 122.58 feet to a 1/2-inch iron rod with "TRACED KOCH" cap set for the beginning of a curve to the right;

in a northeasterly direction along said curve, having a central angle of 104 degrees, 17 minutes, 20 seconds, a radius of 307.52 feet, a short bearing and distance of North 31 degrees, 58 minutes, 31 seconds East, 482.89 feet, on an arc distance of 258.03 feet to a 1/2-inch iron rod with "TRACED KOCH" cap set found in the west line of that tract of land described in Special Warranty Deed to Jim Pattison Developments (U.S.) Inc. recorded in Volume 2004007, Page 1184 of the said Deed Records;

THENCE, South 01 degrees, 40 minutes, 40 seconds East, depicting the said east line of Palace Parkway and along the said east line of Jim Pattison Developments (U.S.) Inc. tract, a distance of 903.18 feet to a 1/2-inch iron rod with "TRACED KOCH" cap set for the northeast corner of said State of Texas tract and the said north line of Interstate Highway No. 30;

THENCE, North 88 degrees, 23 minutes, 02 seconds West, depicting the said west line of the Jim Pattison Developments (U.S.) Inc. tract and along the said north line of the State of Texas tract and the north line of Interstate Highway No. 30, a distance of 258.03 feet to a point for corner;

THENCE, North 87 degrees, 14 minutes, 40 seconds West, continuing along the said north line of the State of Texas tract and the north line of Interstate Highway No. 30, a distance of 173.32 feet to the POINT OF BEGINNING;


CONTAINING 342,725 square feet or 7,888 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: 401 Palace Parkway LP (owner);
Clairbank Bank (lender);
First American Title Insurance Company (Title Insurance Company Agent); and
First American Title Insurance Company (Underwriter);

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSP Land Title Surveys, jointly established and adopted by ALTA and ACSP, and include Items 1, 2, 3, 4, and 9 of Table A thereof. The field work was completed on March 28, 2016.

Date of Plat or Map: March 28, 2016.

 *David C. Pate*
David C. Pate, Surveyor
Professional Professional Land Surveyor
No. 8890
dcp@pacheco.com
www.pcheco.com

ALTA/ACSP LAND TITLE SURVEY
7.924 ACRE TRACT
LOCATED IN THE CITY OF GRAND PRAIRIE, TEXAS
AND BEING OUT OF THE
MICHAEL FARRENS SURVEY, ABSTRACT NO. 469,
DALLAS COUNTY, TEXAS

Pacheco Koch
4000 BRYANT BRYN ROAD
FORT WORTH, TX 76106 817.412.7155
TX REG. ENGINEERING FIRM T-489
TX REG. SURVEYING FIRM S-100090001

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
EN	DCP	1"=50'	03/28/19	2848-19-144

GF. NO. 1002-272259 RTT

Operational Plan – 3.25.2024

Palace Poker House
401 E. Palace Parkway
Grand Prairie, Texas
75050

1. Description/Location

Hamilton Commercial, LLC, based in Grand Prairie, Texas, is delighted to announce the launch of Palace Poker House ("PPH"), a premier and private social poker club, located at 401 E. Palace Parkway. Our facility is uniquely designed to provide a sophisticated environment for a variety of recreational pursuits and poker card games to our valued members. Located strategically west of Belt Line Road and north of I-30 Frontage Road, our property spans 7.9 acres and features a building with two levels, each offering 15,000 square feet of meticulously designed space. The site boasts approximately 550 parking spaces, ensuring ample and convenient access for our members. This setting not only enhances the exclusivity and luxury of the Palace Poker House but also reinforces our commitment to providing an unparalleled social and recreational experience.

2. Club Activities

PPH will feature numerous poker tables for member-exclusive recreational activities such as pool tables, golf simulators, ping pong, and lounge areas, ensuring a varied and engaging club experience. There will be no provision for live entertainment or dancing, affirming PPH's commitment to maintaining a focused recreational and social environment devoid of any sexual-oriented business activities.

3. Hours of Operation

Initial operating hours will be from 10:00 AM until 2:00 AM, with future plans to extend operations to 24/7 availability, bolstered by on-site security measures including surveillance and professional security personnel. Security measures will extend to parking lot patrols and assistance for members, ensuring a safe and welcoming environment. PPH will communicate with Grand Prairie PD to identify a trusted Director of Security Operations for the club and exterior.

4. Revenue

PPH will generate revenue by charging hourly seat rental for poker and tournaments, contests and game promotion, alongside income from food and beverage services and merchandise sales. The club's operation will emphasize fairness, with no economic benefit derived from games beyond personal winnings, ensuring a level playing field for all participants.

- **Membership Fees and Dues.** Membership at PPH entails a fee, ensuring eligibility to partake in the club's offerings. Adherence to membership fees, and dues payment, and keeping personal information updated are prerequisites for club entry.
- **Hourly Seat Rentals:** Members are charged an hourly fee for occupying seats at poker tables, providing a consistent revenue stream that supports the club's operations and maintenance.
- **Food and Beverage Services:** The club boasts a full-service operation, serving a selection of foods and soft drinks. This aspect of the club not only enhances the overall experience but also contributes significantly to its revenue.
- **Merchandise Sales:** A retail component offers club-branded merchandise, adding an additional revenue stream while promoting the club's brand identity.
- **Tournament Fees:** Players entering a tournament are required to pay both an entry fee, which goes directly into the prize pool, and a separate administrative fee. This fee covers the club's overhead costs, similar to how hourly seat rental fees operate for regular games. The administrative fee ensures the club can maintain high-quality services and facilities without taking a percentage of the tournament's prize pool.

The club is committed to ensuring that all club activities are conducted fairly, with no participant gaining an economic advantage beyond personal winnings. This principle of fairness extends to the policy on tipping; while members can tip dealers or other staff at their discretion, it is not a requirement for participation in any event.

5. Membership

Access to PPH is exclusively reserved for Club Members, maintaining its status as a private establishment. Applicants must be at least 21 years old, possess a government- issued ID, complete the Membership Application, and pay the application fee upon submittal.

6. **Security**

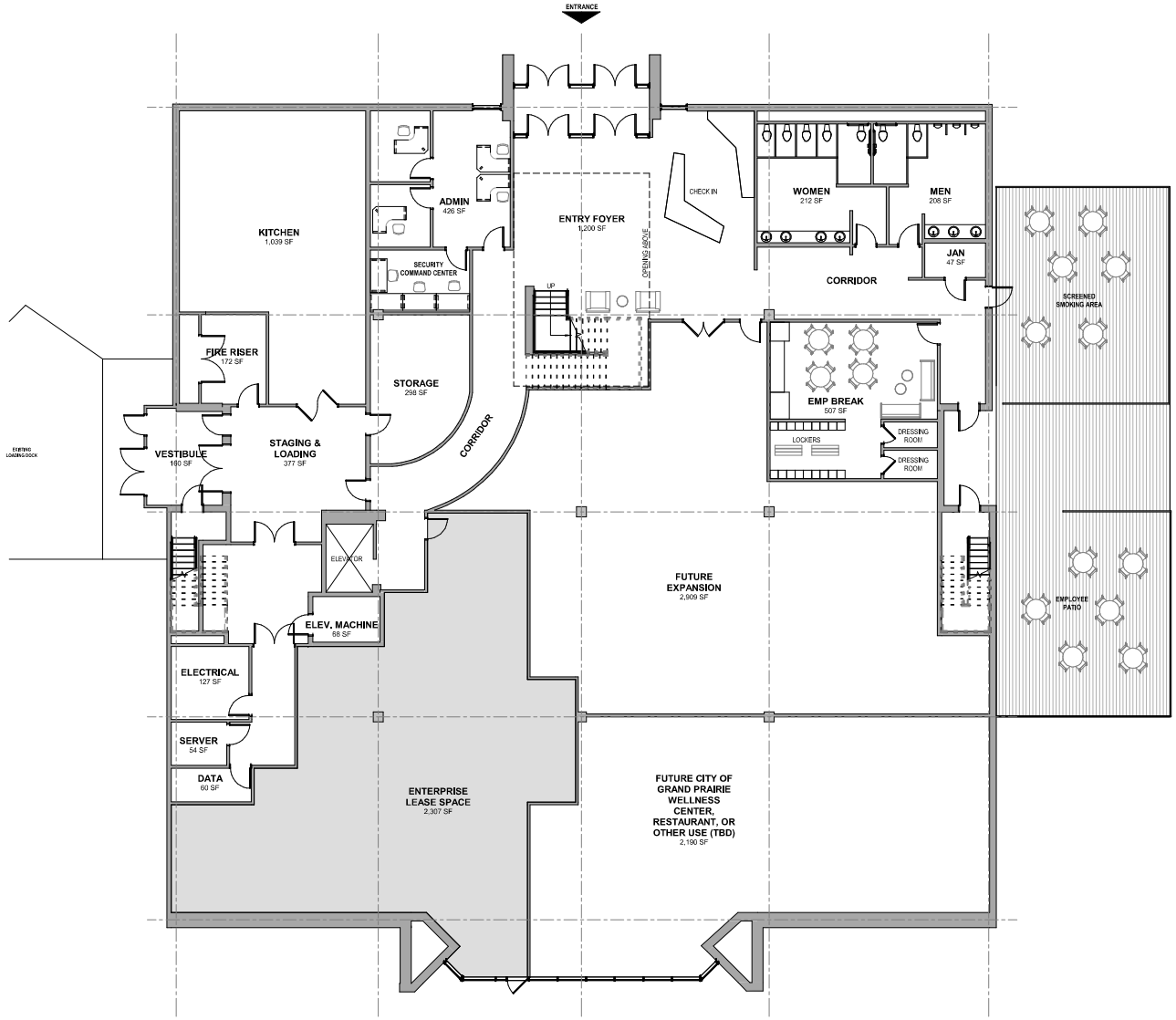
PPH commits to surpassing standard safety requirements, implementing advanced alarm systems, new age surveillance, designed cashier cage, ample parking lighting, inside and outside security. Additionally, PPH security team will provide escorts from building to vehicle for club members, if needed. PPH will liaise with Grand Prairie PD on selecting a reputable and respected Director of Security who is familiar with the area and surroundings.

7. **Food/Beverage/Smoking**

PPH will include a kitchen and a fully licensed bar, offering a wide selection of alcoholic beverages in strict compliance with all TABC liquor license regulations. This addition aims to provide a comprehensive and enjoyable experience for all members within the club's premises. All smoking will be outdoors in a designated location adjacent to the building, and in compliance with required distances from outdoor entrance.

8. **Development Strategy.**

Palace Poker House is set to embark on a comprehensive renovation project that will transform both its interior and exterior, aligning with our commitment to providing premium food, beverage, and poker experiences. The exterior of the building will be elegantly redesigned, enhancing its luxury appeal, while improvements to the parking facilities and signage will further elevate the overall aesthetic. This development initiative is meticulously planned to embody our vision of establishing PPH as a premier upscale social club, ensuring that every aspect reflects the high standards and sophistication our members expect.



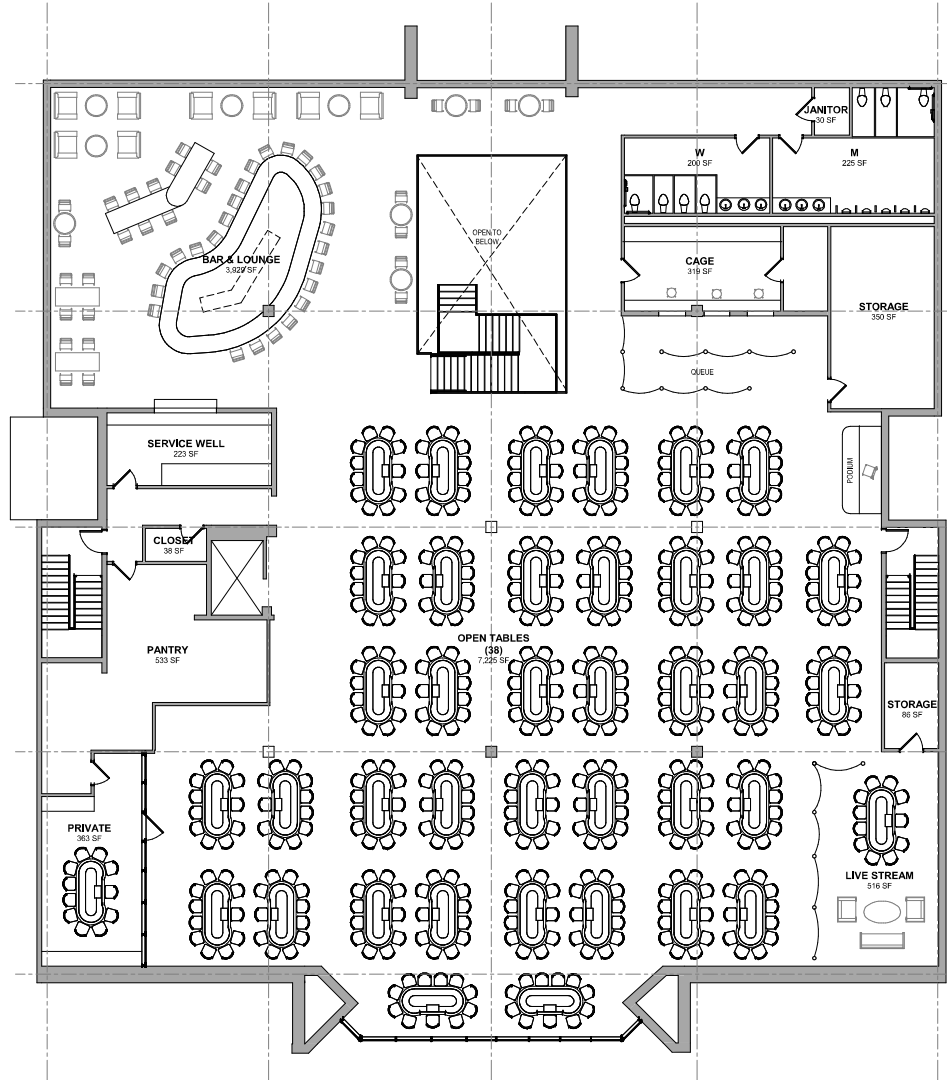
1 GROUND FLOOR PLAN CONCEPT
1/8" = 1'-0"

**THIS DRAWING INDICATES THE CONCEPTUAL LAYOUT, FINAL DESIGN SUBJECT TO CHANGE

Hamilton Commercial
PALACE POKER
401 E Palace Pkwy
Grand Prairie, TX 75050

DATE	02/27/24
PROJECT NUMBER	maa2024024
ISSUE DATE	02/27/24
SHEET NAME	CONCEPT - GROUND FLOOR
SHEET NUMBER	01





1 2ND FLOOR PLAN CONCEPT
1/8" = 1'-0"

**THIS DRAWING INDICATES THE CONCEPTUAL LAYOUT, FINAL DESIGN SUBJECT TO CHANGE

BYLAWS OF PALACE POKER

Article I

About

1. **Name and Purpose:** This organization shall be named Palace Poker House, hereinafter referred to as "PPH". The principal place of business shall be located at 401 East Palace Parkway, Grand Prairie, Texas 75050.

Article II

Membership

Section I - Application

1. **Eligibility:** Membership is open to individuals who meet the eligibility criteria set forth by the club.
 - a. All applicants for PPH membership must be at least twenty-one years of age.
 - b. All applicants are required to provide one (1) form of state or federal issued ID.
2. **Application Process and Basis for Admission:** Prospective members must submit a PPH membership application and pay the required one-time administrative fee established by PPH. Additionally, all applicants must complete and pass a third-party background check. Prospective members who have a **violent crime** felony conviction within the last three (3) years at time of application shall have their application denied.
3. **Member ID:** Once an application is approved by PPH, all new members shall receive a PPH membership ID card that has a unique ID number granted to each member. Should the member lose their card, PPH shall provide a replacement card for a nominal fee established by PPH.
4. **Non-Discrimination:** At PPH, we believe that everyone deserves equal opportunities and fair treatment, regardless of race, ethnicity, gender, sexual orientation, religion, disability, or any other characteristic. It's our goal to provide a welcoming environment for employees, members, and visitors.

Section II – Membership Types

1. Types of Membership:

- a. **Annual Memberships:** An annual membership, available for a annual due fee, grants PPH members access to all card table events offered at the PPH. Members involved in PPH activities are entitled only to personal winnings and shall not receive any additional economic benefits.
- b. **Monthly Memberships:** A monthly membership, available for a monthly due fee, grants PPH members access to all card table events offered at the PPH. Members involved in PPH activities are entitled only to personal winnings and shall not receive any additional economic benefits.
- c. **Daily Memberships:** A daily membership, available for a daily due fee, grants PPH members access to all card table events offered at the PPH. Members involved in PPH activities are entitled only to personal winnings and shall not receive any additional economic benefits.

Section III – PPH Rules

2. **Expectation from Members:** The PPH reserves the right to implement policies that dictate the acceptable conduct of its Members. Members acknowledge that PPH shall have the authority to deny access to any Member who acts in violation of PPH's Bylaws and Regulations.
 - a. PPH does not tolerate violent or intimidating behavior. Any member engaging in such conduct will be subject to further disciplinary action as outlined in PPH Bylaws and Regulations. Members shall be respectful to PPH staff and management.
 - b. To ensure a safe and secure environment for all members, firearms and other dangerous weapons are strictly prohibited on PPH premises.
 - c. PPH is committed to upholding the law. Engaging in any activity that violates federal, state, or local laws, regulations, ordinances, or statutes is strictly prohibited.
3. **Discipline:** The Management Team has the authority to issue reprimands, impose suspensions, terminations, or take disciplinary action against any Member for breaches of the PPH Membership Bylaws, and Regulations. This includes behavior that is deemed inappropriate by a member, actions detrimental to the PPH interests, failure to pay required

dues, or validated grievances brought to PPH management. Should it be warranted, PPH management shall have the authority to suspend membership until an internal investigation is completed on any such complaint. Final disciplinary action shall be communicated to member in written and verbal form and shall be deemed final.

4. **Change in Membership Type:** PPH Management Team holds the right to allow members to change their membership level, either upgrading or downgrading, but must follow any regulations that are established by PPH.
5. **Transfer of Membership:** Memberships cannot be transferred under any circumstances.
6. **Termination of Membership by Member:** A member has the option to terminate their membership by submitting a written notice to the Management Team of PPH. Such notice shall be effective immediately, and member shall forfeit membership ID to the management team.

Article III

Other

1. **Member Obligations:** Members are both legally and financially accountable for their own actions including any damage caused to the PPH facilities. Membership dues must be paid regardless of the facility availability or individual usage frequency. Facility repairs, maintenance, or other events may necessitate temporary closure or usage restrictions as per local, state, or federal guidelines.
2. **Bylaw Amendments:** The management team of PPH reserves the authority to introduce new Bylaws or Regulations, or alter, adjust, or revoke existing ones at any given moment, without prior notification. Any new Bylaws or Regulations, will immediately nullify previous versions.
3. **Communication:** Unless explicitly stated otherwise within these Bylaws, any required or allowed communication to a PPH Member via email, uploaded to the Member's online account, or mailed through the United States Postal Service to the Member's address.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Brittany Musser, Planner
TITLE: SUP-24-02-0010 - Specific Use Permit – Convenience Store at 3725 S Carrier Parkway (City Council District 2). Specific Use Permit for a convenience store in an existing commercial lease space. Tract 2.1, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 3725 S Carrier Parkway
APPLICANT: Roberto Nunez
RECOMMENDED ACTION: Approve

SUMMARY:

Specific Use Permit for a convenience store in an existing commercial lease space. Tract 2.1, Stephen B McCommas Survey, Abstract No. 887, City of Grand Prairie, Dallas County, zoned General Retail, and addressed as 3725 S Carrier Parkway.

PURPOSE OF REQUEST:

The applicant intends to operate a 1,165 sq. ft. convenience store without gas sales in an existing commercial lease space located at 3725 S Carrier Parkway. A convenience store without gas sales requires a Specific Use Permit.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact on surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative consequences.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	GR	Retail
South	GR	Retail
West	GR	Retail
East	SF-2	Residential

HISTORY:

- September 1985: The City's 1985 zoning map shows the property zoned as General Retail.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to operate a 1,165 sq. ft. convenience store without gas sales in an existing commercial lease space located at 3725 S Carrier Parkway. According to the applicant's operational plan, the business will operate from 9:00 AM to 10:00 PM. The business will provide food, snacks, and alcoholic beverages, including beer, and wine for off-site consumption.

ZONING REQUIREMENTS:*Parking Requirements*

According to the UDC, the minimum parking requirements for retail are calculated as one space per 275 sq. ft. of floor area. The site provides 63 space for the entire commercial development. Table 2 summarizes the parking requirements.

Table 2. Parking Calculation

	Required	Provided
Required Spaces (Retail: 1 space per 275 Sq. Ft.)	4	63*

*Shared spaces for tenants of the retail center

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

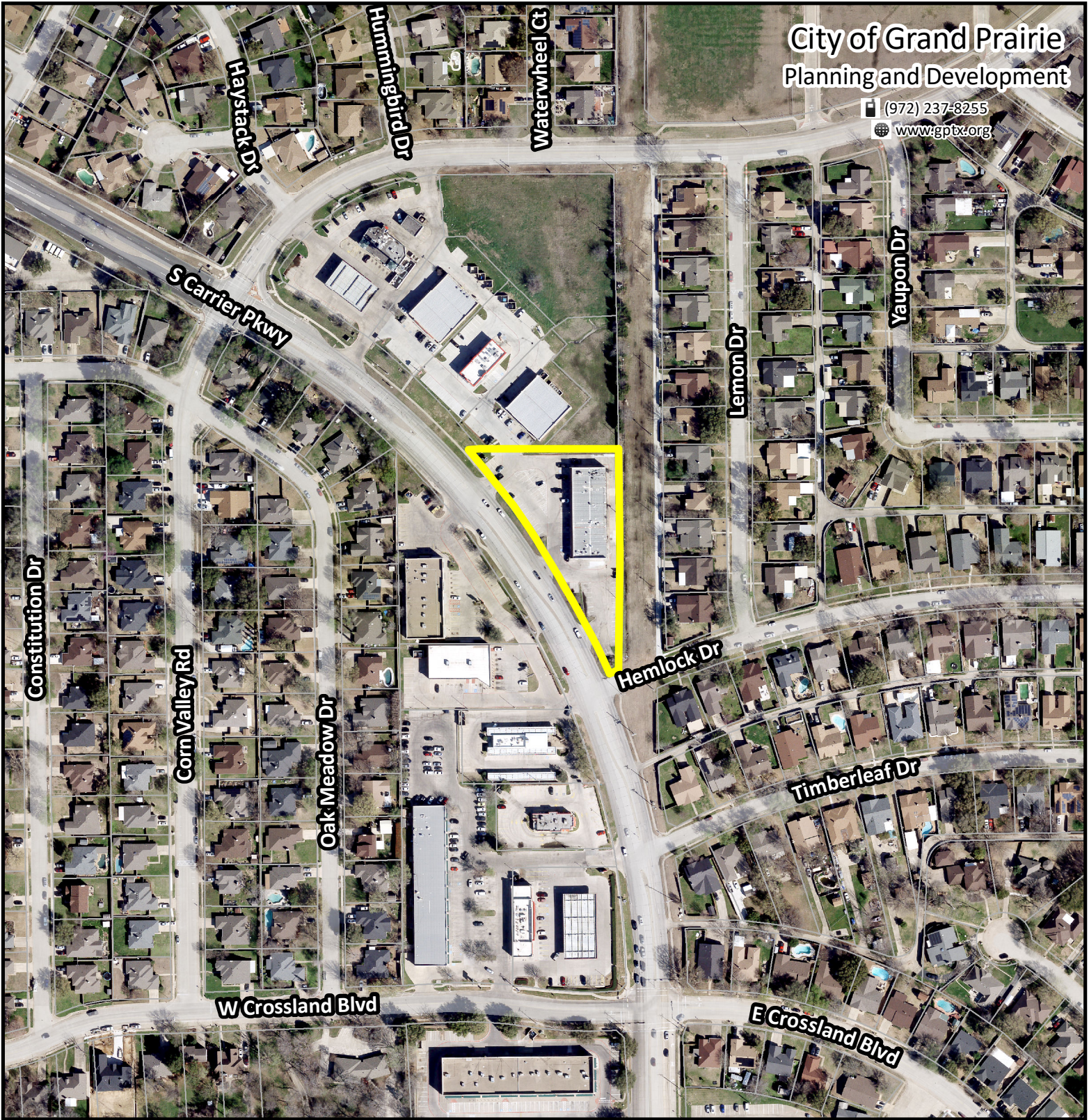
The Development Review Committee (DRC) recommended approval.

Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
SUP-24-02-0010
3725 S CARRIER PKW




Item 9.



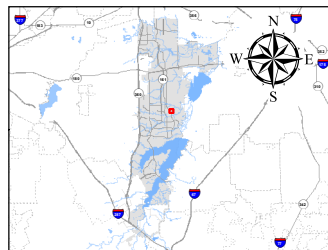
City of Grand Prairie
Planning and Development

(972) 237-8255

www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

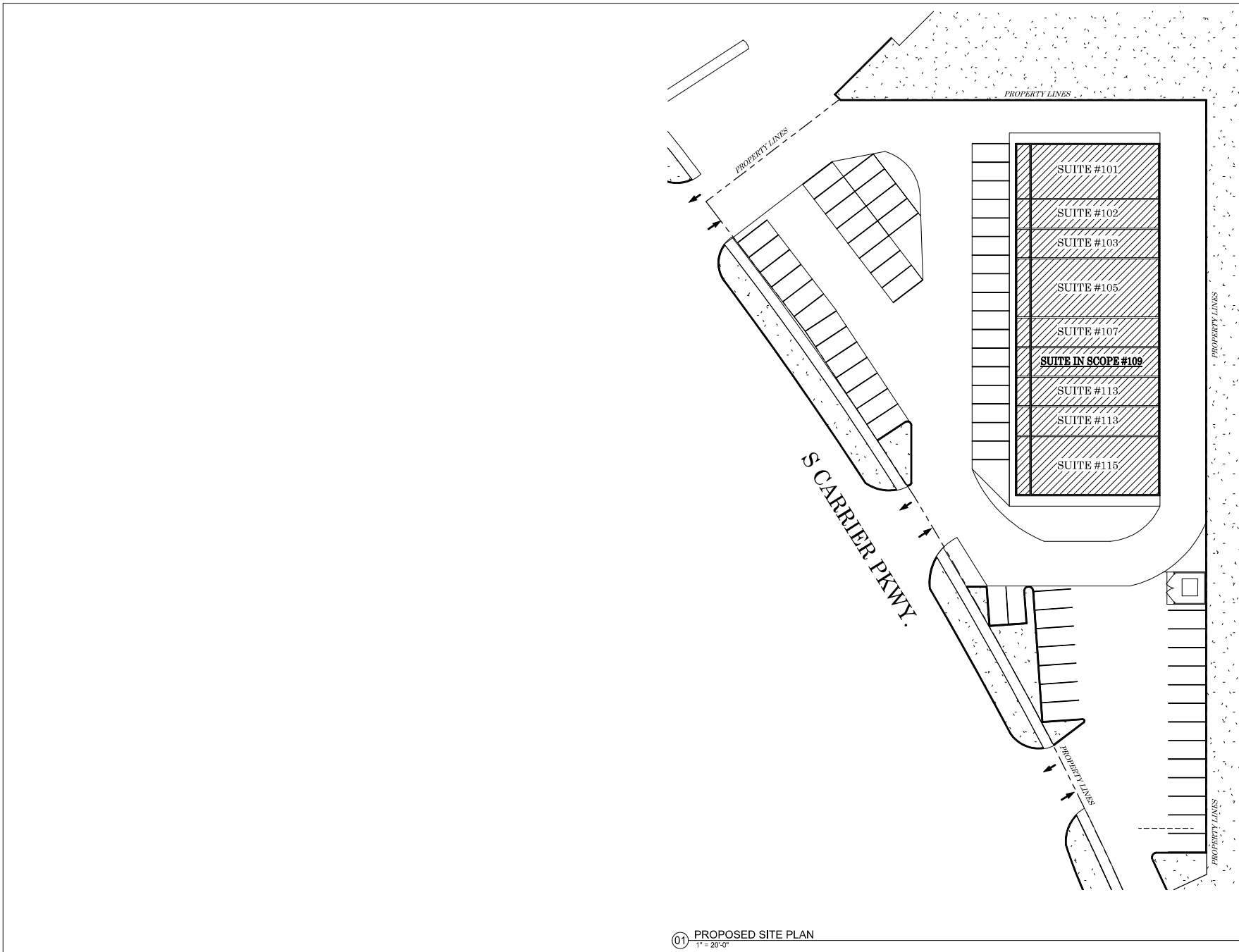


0 0.05 Miles

Grand
Prairie
TEXAS

PLANNING
Date: 3/7/2024

57



01 PROPOSED SITE PLAN
1" = 20'-0"



ALCHEMI
D.P. LLC

PLANNING • DESIGN • BUILD

A: 4750 W. Mackenzie Blvd.
Dallas, TX 75229
P: 806.570.4867
E: Alchemi@alchemi.com

**NEW CONVENIENCE STORE
SUP FOR REVIEW AT CARRIER PKWY.**

3725 Carrier Pkwy.
Grand Prairie, Texas 75052

New Convenience Store
SUP for Review
at Carrier Pkwy

NEW SUP

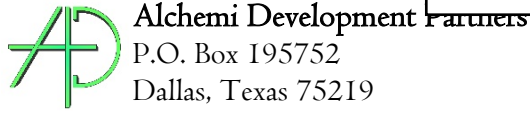
REVISIONS
02/25/2024

**PROPOSED
SITE PLAN**

S H E E T

A1.00





SUP application for
3725 S Carrier Parkway suite I09
Grand Prairie, Texas
Re: City of Grand Prairie Planning department

Our request for a new SUP in order to sell beer and wine, with off-site consumption.

This application comes in because we are taking over a new suite located at 3725 S Carrier Parkway suite I09. The store will operate as a general merchandise store selling general food items, fountain drinks, closed can drinks, non-perishable items, beer and wine for off-site consumption.

Our request will follow all rules set by the city of Grand Prairie. No changes will be required as part of this request, the site plan provide shows the location of the suite,

Let us know if you have further comments, and we will address them promptly.

Sincerely,



Roberto Nunez, **M. Architecture**
Alchemi Development Partners
Dallas - Ft Worth
806.570.4867
Alchemidp@outlook.com
Alchemidp.com



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/08/2024

REQUESTER: Monica Espinoza

PRESENTER: Brittany Musser, Planner

TITLE: ZON-24-02-0005 - Zoning Change/Concept Plan - Southgate Mixed Use (City Council District 6). An amendment to PD-414A and PD-322A; Zoning Change from Planned Development 322A for mixed-use to Planned Development 414A for Multi-Family, Townhome, Commercial and Office Uses on 3.31 acres, and amendment to certain development standards for PD-414A on 52.793 acres. Being a portion of Property ID 291248, J. Lawrence Survey, Abstract No. 616, and Property ID 242969, J. Lawrence Survey, Abstract No. 616 and Lots 1-3, 4R, 5 and 6, Block A, and Lot 1, Block B, Hanover Southgate Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-414A and PD-322A, and generally located east of State Highway 360 and north of US Highway 287

APPLICANT: John Carter, Hanover

RECOMMENDED ACTION: Approve

SUMMARY:

An amendment to PD-414A and PD-322A; Zoning Change from Planned Development 322A for mixed-use to Planned Development 414A for Multi-family, Townhome, Commercial and Office Uses on 3.31 acres, and amendment to certain development standards for PD-414A on 52.793 acres. Being a portion of Property ID 291248, J. Lawrence Survey, Abstract No. 616, and Property ID 242969, J. Lawrence Survey, Abstract No. 616 and Lots 1-3, 4R, 5 and 6, Block A, and Lot 1, Block B, Hanover Southgate Addition, City of Grand Prairie, Ellis County, Texas, zoned PD-414A and PD-322A, and generally located east of State Highway 360 and north of US Highway 287.

PURPOSE OF REQUEST:

The applicant intends to expand the Hanover Southgate development to incorporate an additional 3.13 acres and to update certain existing development standards. The applicant is proposing the same mix of uses in PD-414A for the additional acreage with amendments to certain development standards.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	SH-360	Highway
South	Agriculture, US HWY 287	Undeveloped, Highway
West	SH-360, US HWY 287, City of Mansfield	Undeveloped, Highway
East	Agriculture, PD-322A, PD- 437, PD-399A	Undeveloped, School, Single-Family Residential

HISTORY:

- June 1, 2021: City Council approved PD-414 for Multi-family, Townhome, Commercial and Office Uses (Case Number Z201101/CP201101).
- January 2, 2022: City Council approved an amendment to PD-414 to add an additional 11.55 acres to the existing development (ZON-21-09-0007).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The expanded development will include Multi-Family, Townhome, Commercial, and Office uses on approximately 56 acres. The proposed Concept Plan closely resembles the existing layout. The expansion tract is increasing the portion of the development designated for multi-family by approximately 2 acres and for townhomes by approximately 1 acre. However, the maximum density for both the townhomes and multi-family portion of the development remains the same. The additional acreage will allow for improvements in overall vehicular and pedestrian movement within the development by improving the access to Davis Road, connecting the multi-family development to the newly proposed street network, and increasing the amount of open space.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The proposal is for a horizontal mixed-use development and is consistent with the FLUM designation.

ZONING REQUIREMENTS:

The base zoning for all parcels is to remain the same. The density and dimensional standards for the commercial/office and multi-family parcels will go unchanged from what was approved by City Council for PD-414A. The applicant has proposed an update to the required number of stories for the townhome standards as shown below. All other density and dimensional standards for the townhome parcels will remain the same.

Table 2. Zoning Comparison – Townhomes – Parcels 7 and 3D

Standard	PD-414A	Proposed
Designation	SF-T	PD for SF-T
Maximum Density (DUA)	13.2	13.2
Minimum Living Area (Sq. Ft.)	1,150	1,150
Min. Lot Area (Sq. Ft.)	1,200	1,200
Min. Lot Width (Ft.)	20	20
Min. Lot Depth (Ft.)	60	60
Min. Front Setback (Ft.)	5	5

Min. Rear Setback (Ft.)	5	5
Min. Interior Side Setback (Ft.)	0 (not attached) 0 (attached)	0 (not attached) 0 (attached)
Min. Side on Street Setback (Ft.)	10	10
Min. Distance Between Detached Buildings	5	5
Min. Distance to Garage Door	20	-
Max. Height (Ft.)	35 (3 stories)	35 (3 stories)
Min. Height (Parcel 3D)	3 stories	3 stories (Units facing Drive K or Drive L) 2 stories (All other units)
Max Lot Coverage (%)	85	85

VARIANCES:

The applicant is not requesting any variances.

ANALYSIS:

The proposal is consistent with the FLUM and the Southgate 360 Corridor Plan. It largely adheres to what has previously been approved by City Council, with minor changes to existing parcels and roadways in order to incorporate the additional 3.13 acres into the existing development. The proposed changes allow for a less dense configuration of the multi-family buildings along with better vehicular movement and improved pedestrian connectivity. The proposed amendments to existing development standards are intended to give some flexibility to the site layouts for the various parcels as they go through site plan review. Staff believes the proposal is consistent with the intent of the original planned development and subsequent expansion.

RECOMMENDATION:

The Development Review Committee (DRC) recommends approval.

BEING a tract of land out of the B.F. Howard Survey, Abstract Number 513 and the Seth M. Blair Survey, Abstract Number 135, in Ellis County, Texas, and being a portion of a tract called the "First Tract" under Exhibit "A-2" together with a portion of the 9th tract of land under said Exhibit "A-2" described by deed to Eagle Ford Land Partners, L.P. as recorded under Volume 1454, Page 582, Deed Records, Ellis County, Texas, (D.R.E.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at an aluminum Texas Department of Transportation monument (hereinafter called "TXDOT") found for the south corner of the herein described tract, same being the southernmost east corner "Parcel 11 - Part 1" as described by deed to the State of Texas as recorded under Volume 849, Page 855 and Volume 849, Page 843, (D.R.E.C.T.), said point being the beginning of a non-tangent curve to the right, having a radius of 5,477.82 feet, with a delta angle of 07 degrees 15 minutes 33 seconds, whose chord bears North 47 degrees 21 minutes 34 seconds West, a distance of 693.55 feet;

THENCE with the northeasterly line of said State of Texas tract, the following calls:

1. Along said curve to the right, an arc length of 694.01 feet to a 1/2 inch rebar found;
2. North 43 degrees 41 minutes 08 seconds West, a distance of 1,271.51 feet to a 1/2 inch rebar found at the beginning of a tangent-curve to the right, having a radius of 2,087.84 feet, with a delta angle of 47 degrees 09 minutes 49 seconds, whose chord bears North 20 degrees 07 minutes 07 seconds West, a distance of 1,670.51 feet;
2. Along said curve to the right, an arc length of 1,718.62 feet to a brass TXDOT monument found;
3. North 01 degrees 48 minutes 47 seconds East, a distance of 71.15 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set");
4. North 69 degrees 56 minutes 40 seconds East, a distance of 50.16 feet to a brass TXDOT monument found;
5. North 06 degrees 08 minutes 31 seconds East, a distance of 63.09 feet to an "X" cut in concrete for the northernmost southeast corner of said State of Texas tract, same being the northeast line of said Eagle Ford tract;

THENCE South 29 degrees 29 minutes 21 seconds East, with the northeast line of said Eagle Ford tract, a distance of 588.17 feet to a 1/2 inch rebar found;

THENCE through the interior of said Eagle Ford tract, the following calls:

1. South 59 degrees 01 minutes 35 seconds West, a distance of 69.94 feet to a 1/2 inch rebar found;
2. South 29 degrees 32 minutes 39 seconds East, a distance of 63.59 feet to a 1/2 inch rebar found;

3. North 57 degrees 43 minutes 03 seconds East, a distance of 69.94 feet to a 5/8 inch rebar with cap stamped, "KHA" found for a re-entrant corner of said Eagle Ford tract

THENCE North 59 degrees 17 minutes 37 seconds East, with the easternmost north line of said Eagle Ford tract, a distance of 286.11 feet to a capped rebar set;

THENCE South 29 degrees 37 minutes 00 seconds East, with the southernmost northeast line of said Eagle Ford tract, a distance of 2,905.81 feet to a 1/2 inch rebar found for the north corner of a tract of land described by deed to Joe Bowers and Jeff Hansen as recorded under Volume 2399, Page 2279, (D.R.E.C.T.);

THENCE South 30 degrees 57 minutes 38 seconds West, with the northwest line of said Bowers/Hansen tract, a distance of 189.84 feet to the POINT OF BEGINNING and enclosing 40.795 acres (1,777,030 square feet) of land, more or less

"LEGAL DESCRIPTION FOR 12 ACRES "EXPANSION TRACT"

BEING AN 11.998 ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, THE B.F. HOWARD SURVEY, ABSTRACT NO. 513 AND THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING PART OF A 91.531 ACRE TRACT OF LAND, CONVEYED TO NEHEMIAH PARTNERS, L.P. BY WARRANTY DEED AS RECORDED IN VOLUME 1161, PAGE 104, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS. SAID 11.998 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE MOST WESTERLY CORNER OF SAID 91.531 ACRE TRACT, SAID POINT LYING IN DAVIS DRIVE (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND BEING THE COMMON SOUTH CORNER OF A CALLED 0.71 ACRE TRACT OF LAND CONVEYED BY DEED TO KAREN BETH CRAMER RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 1704458, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR WITNESS BEARS NORTH 59 DEGREES 34 MINUTES 58 SECONDS EAST A DISTANCE OF 33.25 FEET;

THENCE, NORTH 59 DEGREES 34 MINUTES 58 SECONDS EAST, ALONG THE COMMON NORTHWEST LINE OF SAID 91.531 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 0.71 ACRE TRACT, PASSING AT A DISTANCE OF 199.60 FEET AN EXTERIOR ELL CORNER OF A 52.43 ACRE TRACT OF LAND CONVEYED TO TEXDEVCO GP, LLC, BY SPECIAL WARRANTY DEED, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 1900187 AND CONTINUING IN ALL A TOTAL DISTANCE OF 830.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BROOKS AND BAKER" FOUND FOR AN INTERIOR ELL CORNER OF SAID 52.43 ACRE TRACT;

“LEGAL DESCRIPTION FOR 3.13 ACRES “EXPANSION TRACT”

BEING A 3.135 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING PART OF A 52.43 ACRE TRACT OF LAND, CONVEYED TO TEXDEVCO GP LLC. BY SPECIAL WARRANTY DEED AS RECORDED IN COUNTY CLERK'S FILE NO. 1900187, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS. SAID 3.135 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF A 24.5100 ACRE TRACT OF LAND CONVEYED TO INTERNATIONAL LEADERSHIP OF TEXAS, INC BY GENERAL WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2155156, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING ON THE EAST LINE OF SAID 52.43 ACRE TEXDEVCO GP LLC TRACT AND ON THE WEST RIGHT-OF-WAY LINE OF HERITAGE PARKWAY (A 50' RIGHT-OF-WAY) AS DEDICATED BY FINAL PLAT OF GREENWAY TRAILS, PHASE 5, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2122139, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 27 MINUTES 31 SECONDS, A RADIUS OF 1050.61 FEET AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 136.67 FEET.

THENCE, ALONG SAID CURVE TO THE LEFT AND THE COMMON SAID EAST LINE OF 52.43 ACRE TEXDEVCO GP LLC TRACT AND THE SAID WEST RIGHT-OF-WAY OF HERITAGE PARKWAY, AN ARC DISTANCE OF 136.77 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER, IN THE PROPOSED NORTH RIGHT-OF-WAY OF DAVIS ROAD (PROPOSED 100' RIGHT-OF-WAY)

THENCE, OVER AND ACROSS SAID 52.43 ACRE TEXDEVCO GP LLC TRACT AND ALONG SAID PROPOSED NORTH LINE OF DAVIS ROAD, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 64 DEGREES 23 MINUTES 20 SECONDS WEST, A DISTANCE OF 171.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45 DEGREES 13 MINUTES 56 SECONDS, A RADIUS OF 850.00 FEET AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 00 MINUTES 18 SECONDS WEST, A DISTANCE OF 653.74 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 671.03 FEET TO A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE COMMON

NORTHWEST LINE OF SAID 52.43 ACRE TEXDEVCO GP LLC TRACT AND THE
SOUTHEAST LINE OF AN
11.998 ACRE TRACT OF LAND CONVEYED TO KNOX STREET PARTNERS NO 30 LTD
BY SPECIAL
WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2202464, OFFICIAL
PUBLIC RECORDS, ELLIS
COUNTY, TEXAS;

THENCE, NORTH 64 DEGREES 37 MINUTES 34 SECONDS EAST, ALONG SAID COMMON
LINE, PASSING AT A DISTANCE OF 20.70 FEET A 5/8 INCH IRON ROD FOUND FOR WITNESS
AND CONTINUING IN ALL A TOTAL DISTANCE OF 546.73 FEET TO A 5/8 INCH IRON ROD
FOUND FOR AN INTERIOR ELL CORNER OF SAID 52.43 ACRE TRACT, THE COMMON EAST
CORNER OF SAID 11.998 ACRE KNOX STREET PARTNERS NO 30 LTD TRACT AND THE
COMMON SOUTHEAST CORNER OF AFORESAID 24.5100 ACRE INTERNATIONAL
LEADERSHIP OF TEXAS, INC TRACT;

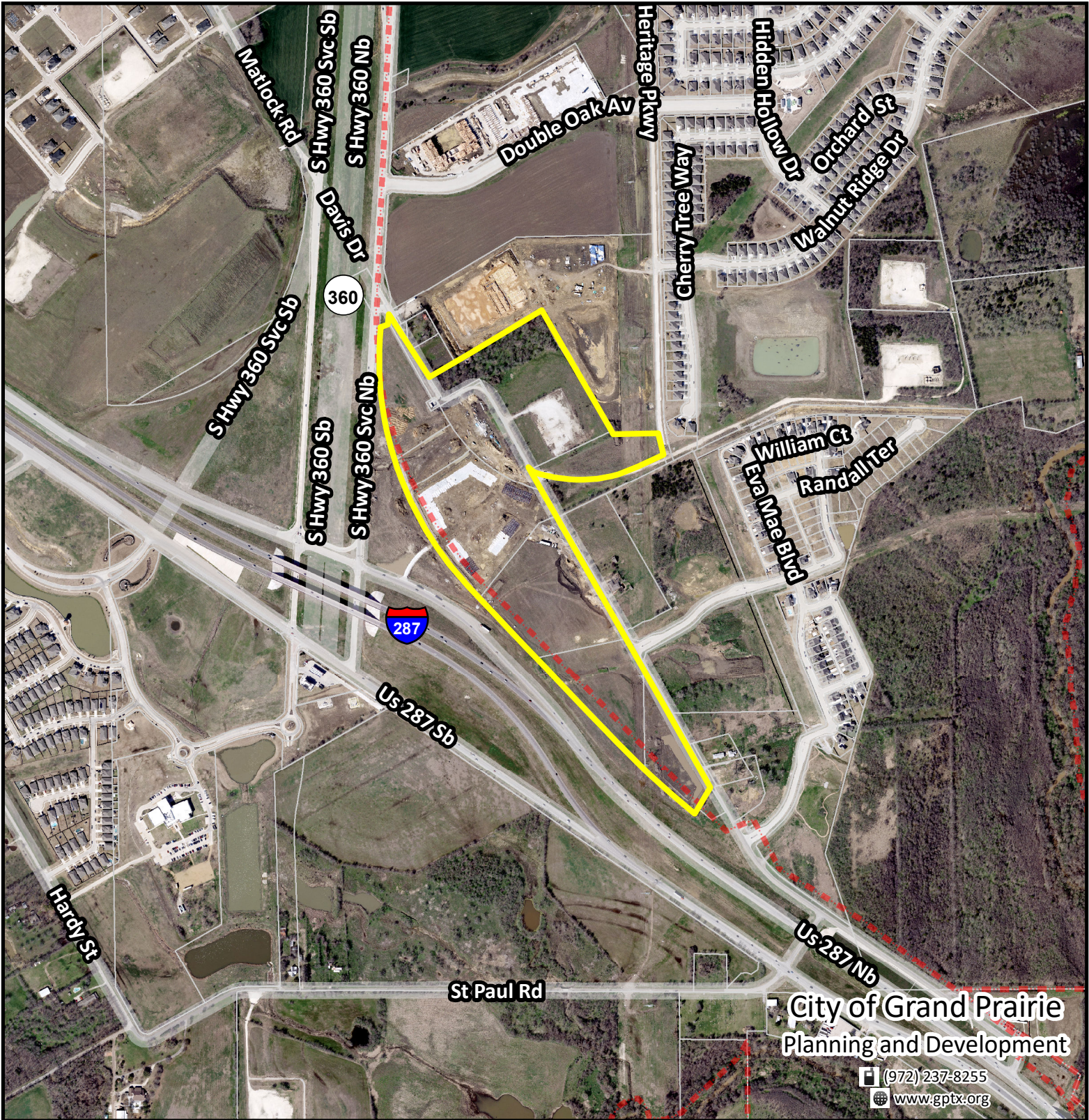
THENCE, NORTH 88 DEGREES 40 MINUTES 06 SECONDS EAST, OVER AND ACROSS SAID
52.43 ACRE TEXDEVCO GP LLC TRACT AND ALONG THE SOUTH LINE OF SAID 24.5100
ACRE INTERNATIONAL LEADERSHIP OF TEXAS, INC TRACT, A DISTANCE OF 280.26 FEET
TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 3.135 ACRES
OR 136,577 SQUARE FEET OF LAND, MORE OR LESS.

Exhibit B - Location Map

Page 1 of 1

CASE LOCATION MAP
 ZON-24-02-0005
 SOUTHGATE HANOVER

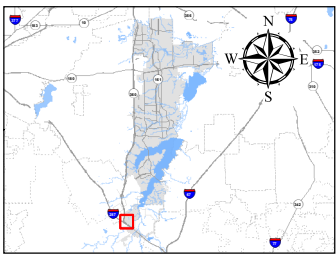
Item 10.



City of Grand Prairie
 Planning and Development
 (972) 237-8255
 www.gptx.org

- Location
- Street Center Line
- Parcels

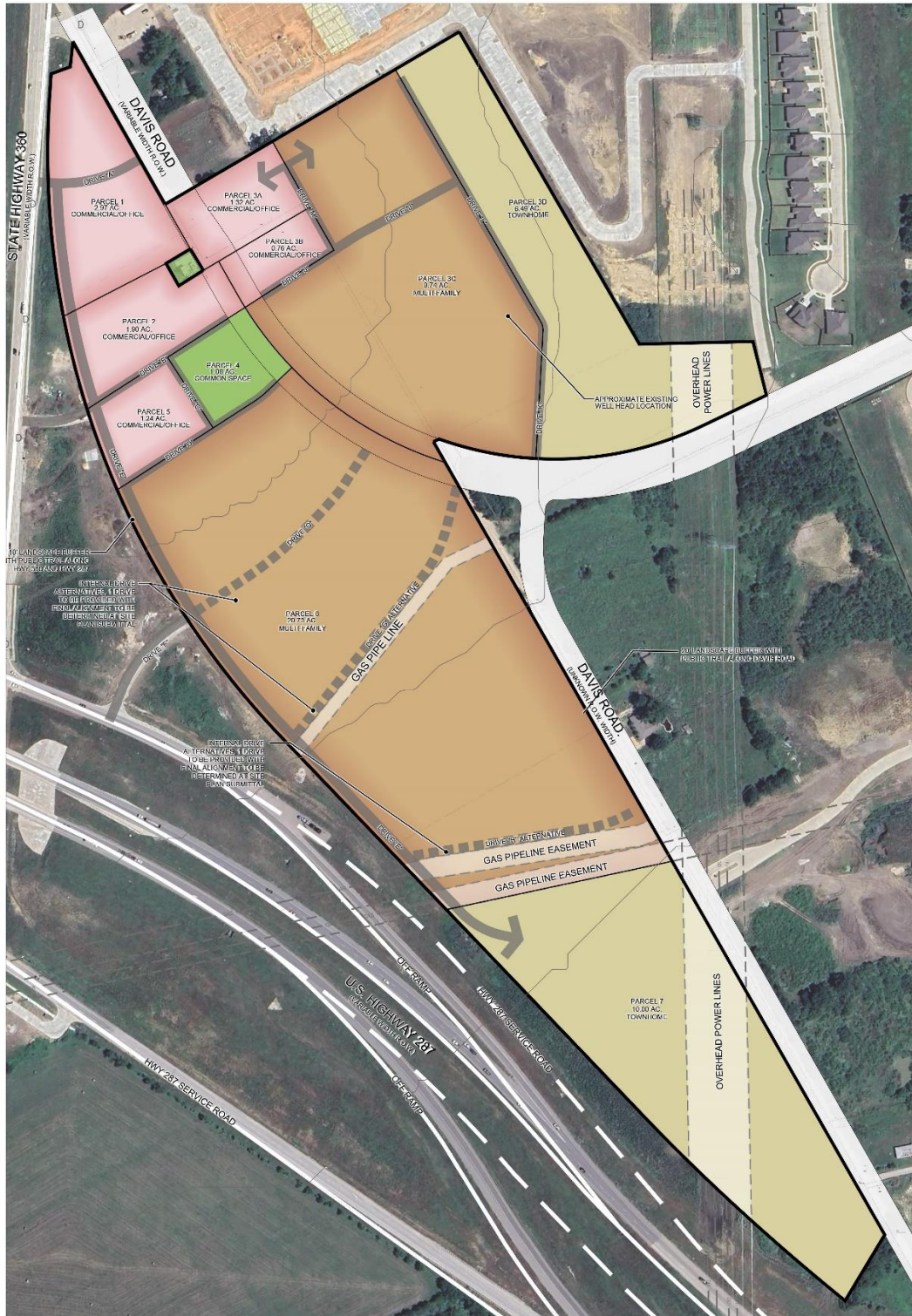
The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.18 Miles

Grand Prairie
 TEXAS
 PLANNING

Date: 2/20/2024



HANOVER
PROPERTY COMPANY

MESA
10711 South Loop West, Suite 100
Dallas, TX 75242
214.471.0001
LAK 111 601 1101

EXHIBIT C: DISTRICT PLAN
Case Number ZON-24-02-005
HWY 360, HWY 287 & DAVIS 52 ACRES, GRAND PRAIRIE, TEXAS

0 100 200 300
Scale: 1"=100'
February 12, 2024
NORTH

P:\2020\2025\CAD\MASTERPLAN\2024_TEXDevCo rezoning\1_Initial_Submittal_020624

DENSITY AND DIMENSIONAL REQUIREMENTS FOR COMMERCIAL/OFFICE DISTRICTS

ZONING DISTRICTS		COMMERCIAL/OFFICE DISTRICT STANDARDS FOR THIS PD ORDINANCE FOR PARCELS 2, 3B & 5 AS DELINEATED ON EXHIBIT C	COMMERCIAL/OFFICE DISTRICT STANDARDS FOR THIS PD ORDINANCE FOR ALL OTHER PARCELS
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	5,000	5,000
	WIDTH ¹	50	50
	DEPTH ²	NONE	100
MINIMUM YARD SETBACKS (FEET)	FRONT (ALL OTHER STREETS/DRIVES)	25 ¹	
	FRONTAGES ALONG: DRIVE B DRIVE C DRIVE D DRIVE E DRIVE J	BUILDING MUST BE SETBACK BETWEEN 15 FT. AND 35 FT. FROM BACK OF CURB OF DRIVEWAY	25 ¹
	REAR	25	0
	REAR ADJACENT RESIDENTIAL	N/A	20
	SIDE ²	10	10
	SIDE ADJACENT RESIDENTIAL ²	15	15
	BETWEEN BUILDINGS	0	0
	MAXIMUM HEIGHT	25 (NO MAXIMUM IF USE IS OFFICE)	25 (NO MAXIMUM IF USE IS OFFICE)
MAXIMUM FLOOR AREA RATIO (FAR)	.35:1 (NO MAXIMUM IF USE IS OFFICE)	.35:1 (NO MAXIMUM IF USE IS OFFICE)	
MINIMUM REQUIRED LANDSCAPING (IN %) ^{3,4}	5%	5%	

Notes:

- 1: Corner lots adjacent to an arterial shall have a minimum of 175 ft. of frontage on that arterial. Corner lots adjacent to major arterials with a free right turn lane may not have a driveway within 300 ft. of the intersection. An exception to these requirements may be granted at the time of platting if no drives are located on the property within those parameters.
- 2: When a property is adjacent to one or more streets all setbacks adjacent to a street are considered to be front yard setbacks.
- 3: See Appendix X Landscaping Requirements
- 4: Percentage of undeveloped area ([Article 8; Section 5.2](#)).

DENSITY AND DIMENSIONAL REQUIREMENTS FOR MULTI-FAMILY DISTRICT

ZONING DISTRICTS		MULTI-FAMILY DISTRICT STANDARDS FOR THIS PD ORDINANCE
MAXIMUM DENSITY (GROSS)		32 DU/AC, MAY INCREASE TO 35 DU/AC WITH APPENDIX W UDC STANDARDS
MINIMUM LIVING AREA (SQ. FT.) ²		PER MF-3 & APPENDIX W UDC STANDARDS
MAXIMUM SINGLE-BED UNITS (IN %)		70%
MINIMUM LOT SIZES & DIMENSIONS (FEET)	AREA (SQ. FT.)	PER MF-3 & APPENDIX W UDC STANDARDS
	WIDTH	PER MF-3 & APPENDIX W UDC STANDARDS
	DEPTH	PER MF-3 & APPENDIX W UDC STANDARDS
MINIMUM YARD SETBACKS (FEET)	FRONT	PER MF-3 & APPENDIX W UDC STANDARDS
	FRONTAGES ALONG (BUILD TO LINE: DRIVE D, E, G, ALTERNATIVE G DRIVE H, ALTERNATIVE H)	BUILDING MUST BE SETBACK BETWEEN 15 FT. AND 35 FT. FROM BACK OF CURB OF DRIVEWAY
	FRONTAGE ALONG DAVIS ROAD (BUILD TO LINE)	BUILDINGS MUST BE LOCATED BETWEEN 20 FT AND 50 FT FROM THE ROW OR PROPERTY LINE
	REAR	15
	REAR ALLEY	10
	INTERIOR SIDE	15
	SIDE ON STREET	PER MF-3 & APPENDIX W UDC STANDARDS
	BETWEEN BUILDINGS	PER MF-3 & APPENDIX W UDC STANDARDS
MAXIMUM HEIGHT (FT)		4 STORIES
GARAGE SIZE REQUIREMENT		MINIMUM 11' 6" WIDE BY 20'-0" LONG WITH A MINIMUM 9' WIDE GARAGE DOOR.

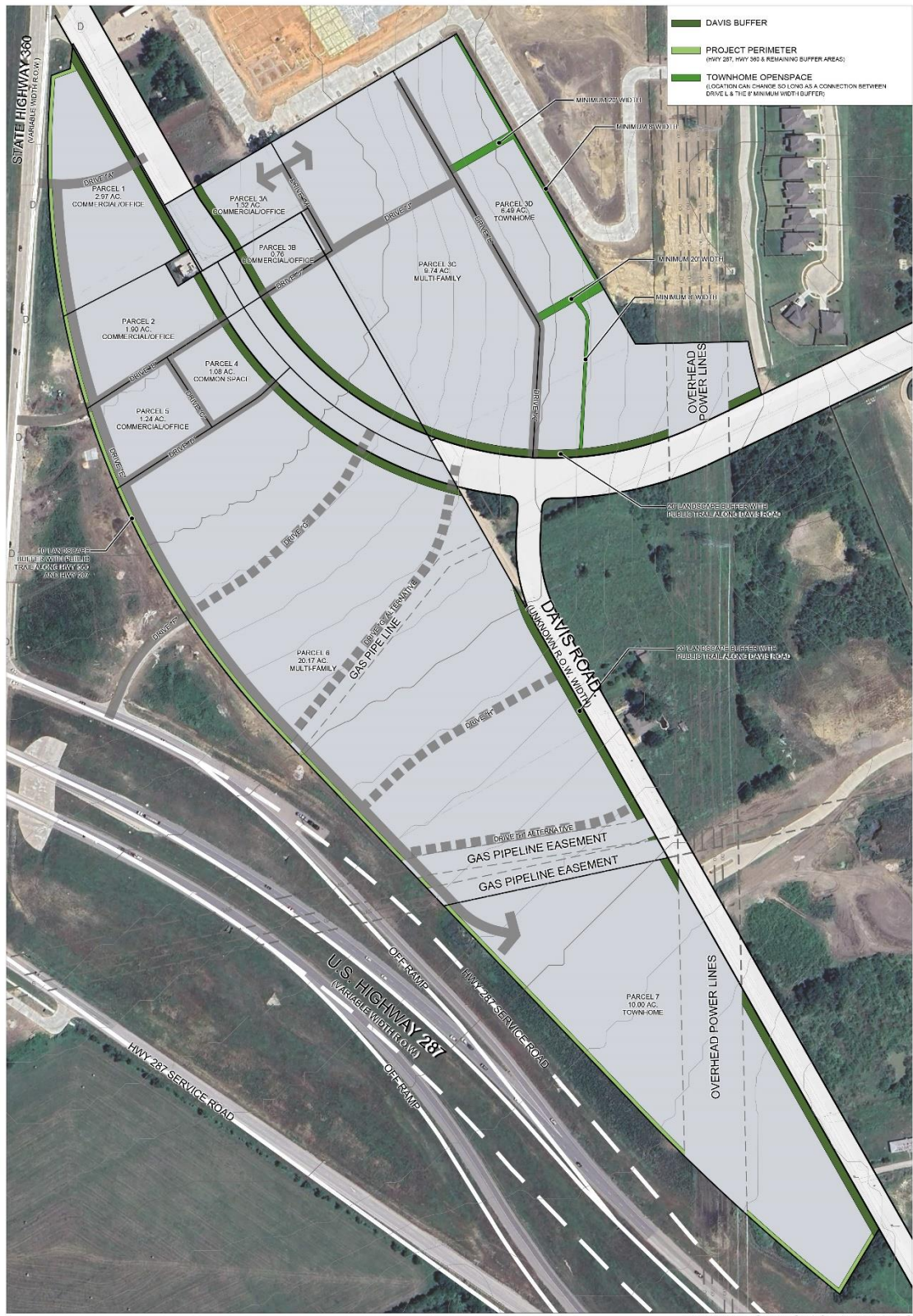


EXHIBIT E: OPEN SPACE AND TRAILS

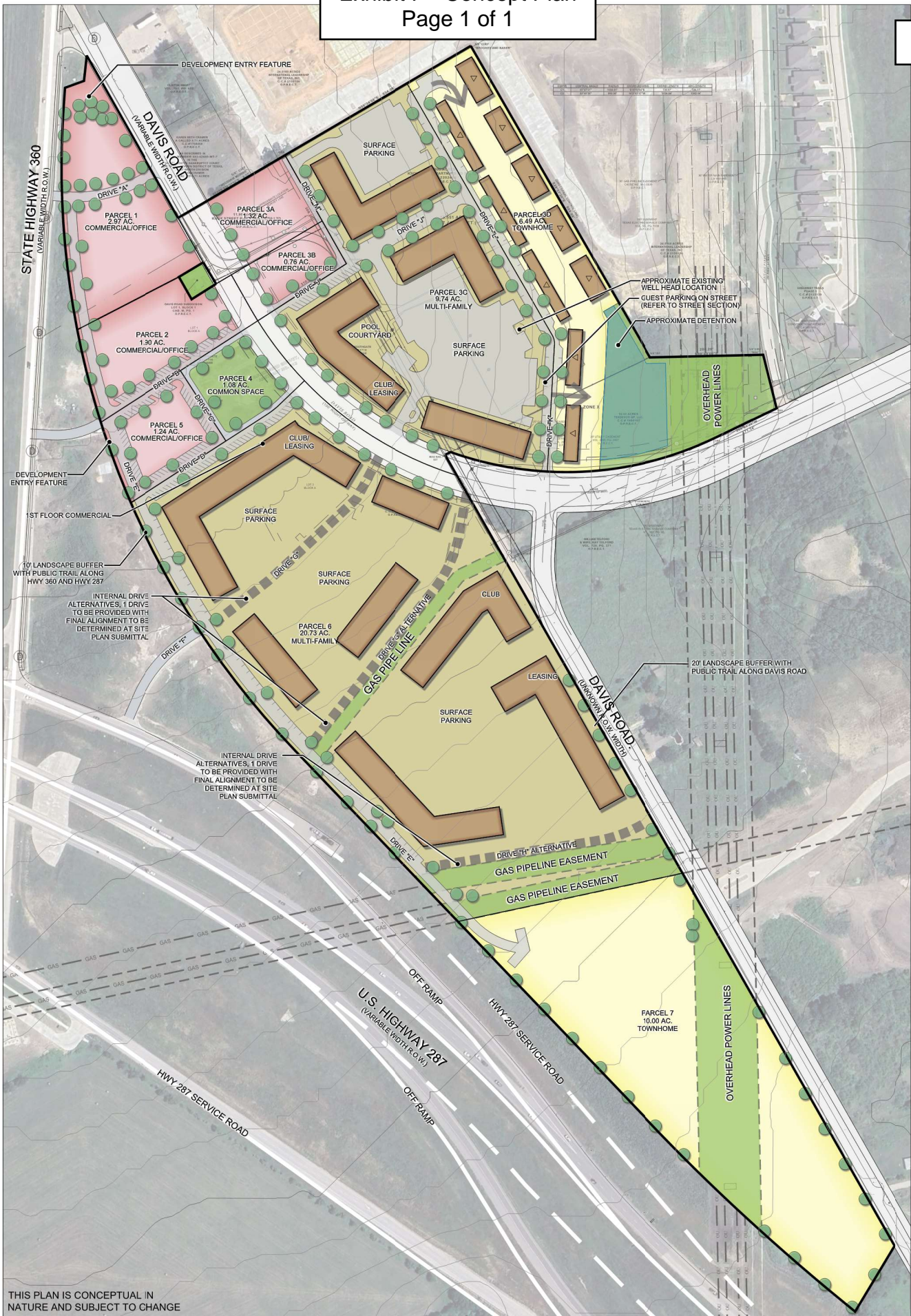
Case Number ZON-24-02-005

HWY 360, HWY 287 & DAVIS 52 ACRES, GRAND PRAIRIE, TEXAS



Exhibit F - Concept Plan
Page 1 of 1

Item 10.



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

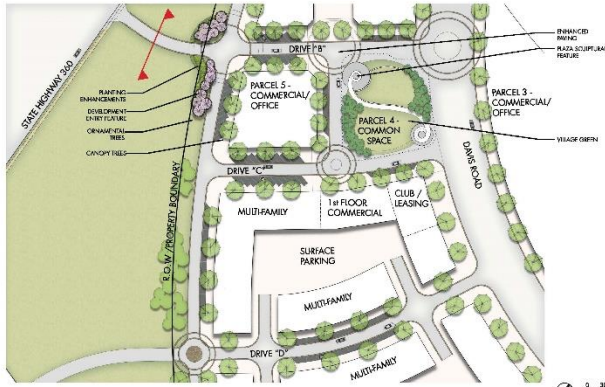
EXHIBIT F: CONCEPTUAL SITE PLAN

Case Number ZON-24-02-005

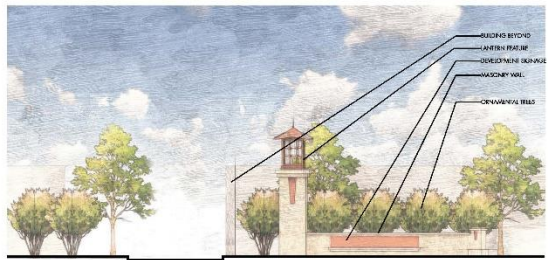
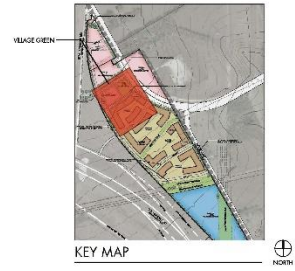
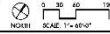
HWY 360, HWY 287 & DAVIS 52 ACRES, GRAND PRAIRIE, TX



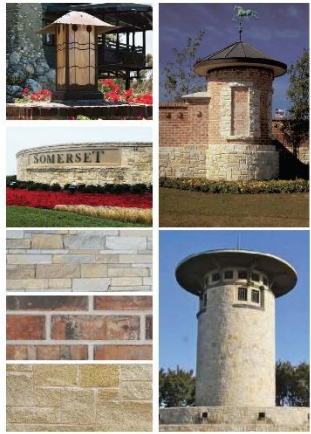
72



VILLAGE GREEN PLAN



DEVELOPMENT ENTRY FEATURE ELEVATION



HANOVER
PROPERTY COMPANY

VILLAGE GREEN

April 05, 2021

MESA

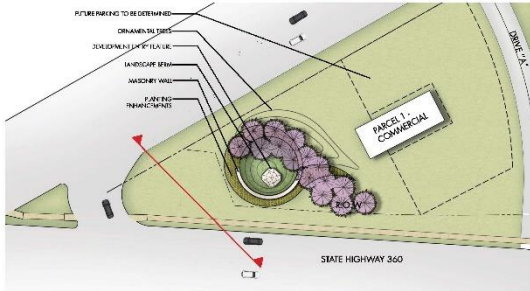


HANOVER
PROPERTY COMPANY

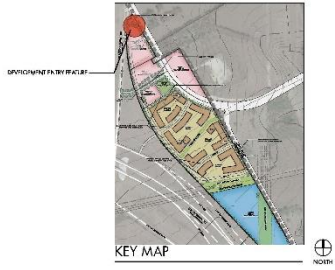
VILLAGE GREEN PERSPECTIVE

April 05, 2021

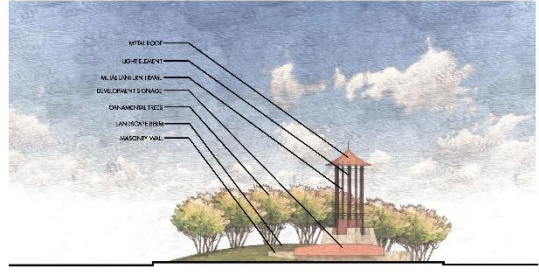
MESA



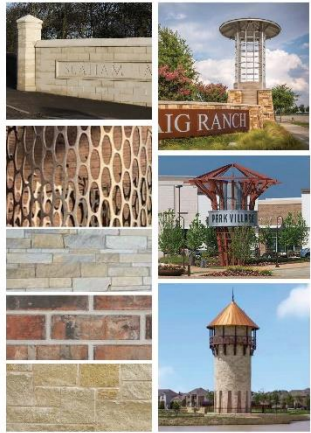
DEVELOPMENT ENTRY FEATURE PLAN



KEY MAP



DEVELOPMENT ENTRY FEATURE ELEVATION



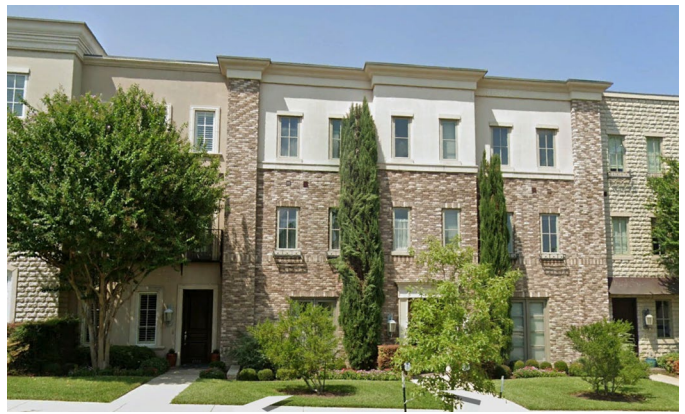
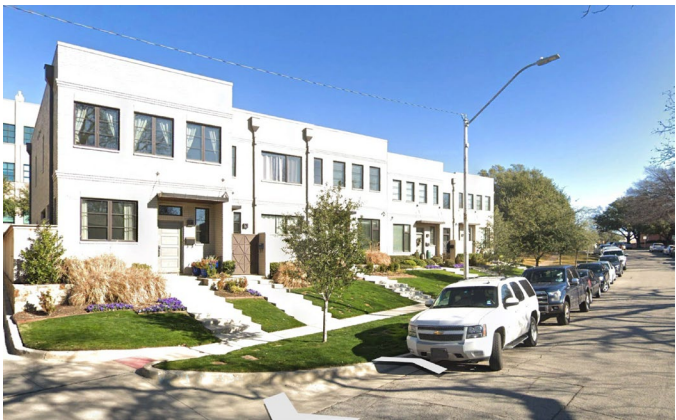
The following images depict potential architectural examples are a small sampling of the Brownstone Architectural style and possible features.



Exhibit H - Brownstone Architectural Examples
Page 2 of 2

Item 10.

Case Number / ZON-24-02-0005



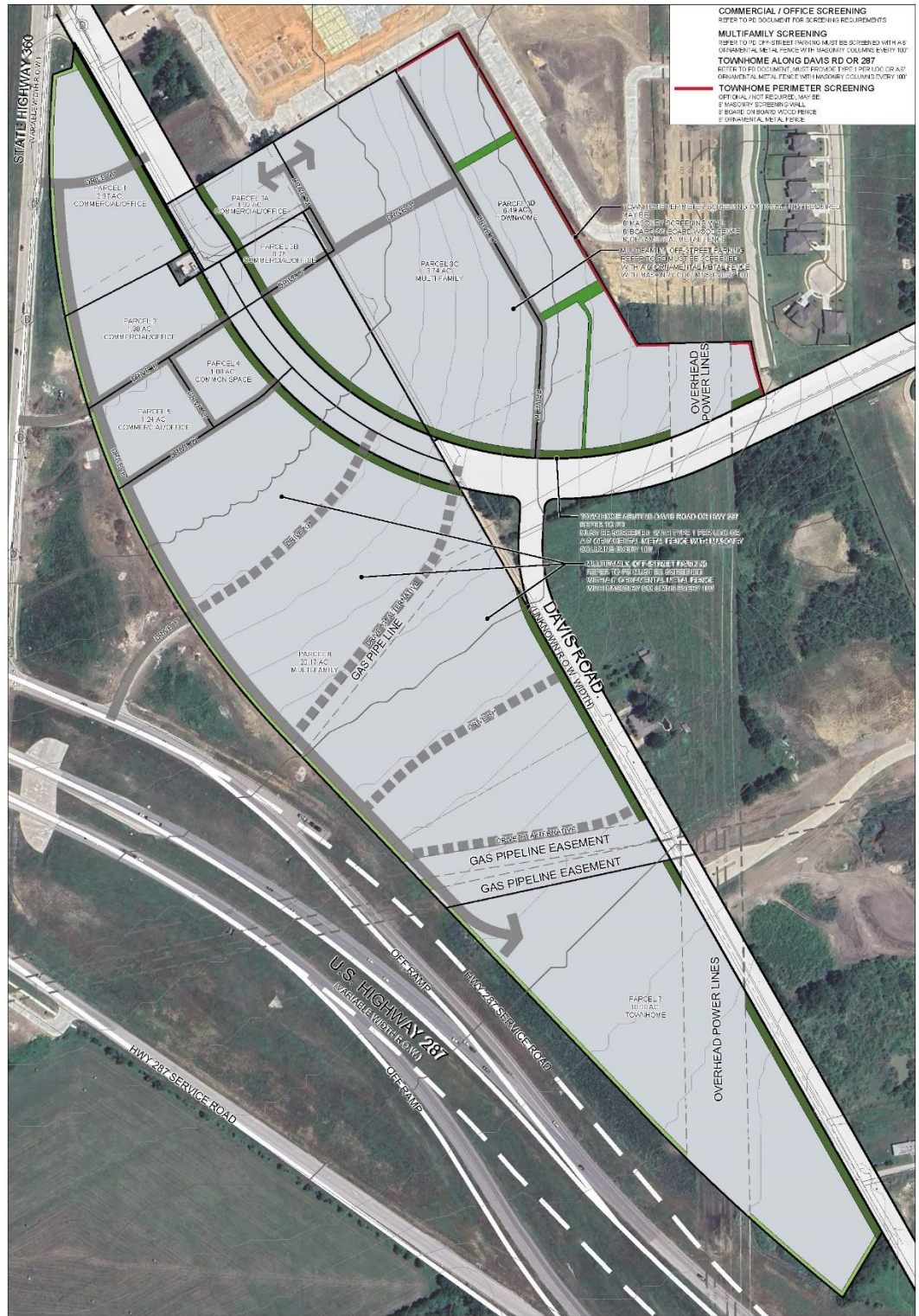


EXHIBIT I: SCREENING EXHIBIT
Case Number ZON-24-02-005

HANOVER
PROPERTY COMPANY

MESA
2301 North Lamar Street, Suite 400
Dallas, TX 75201
972.447.8800
FAX: 972.447.8801

HWY 380, HWY 287 & DAVIS 52 ACRES, GRAND PRAIRIE, TEXAS

Scale: 1"=100'
March 7, 2024

P:\2024\02\05\CAD\MASTERPLAN\2024_TB\DevCo\screening1_inch_Submittal_022824

SECTION 2. This zoning amendment is to include an additional +/-3.13 acres of land “The Expansion Tract” into the previously approved Mixed-Use zoning along the northern portion of Davis Road, on the eastern end of the existing project. The additional land is north of Davis Road and a portion of the property includes an Oncor overhead electric utility easement on the eastern portion of the tract.

The intent of the existing zoning on this property was to create a mixed-use development that provides Commercial/Office land uses at 360 & Davis with access off Highways 287 & 360. The central portion of the property is fragmented with multiple gas pipelines and an overhead power line easement. This area is appropriate for multi-family residential uses that can be integrated with the proposed commercial and office uses to the north and transitional single family townhome residential uses to the east and south. The southern portion of the land includes Single Family townhomes that serve as a transitional land use from the Multi-Family while incorporating the gas pipelines, future detention pond(s) and utility easements into the site planning of the neighborhoods. The land Northeast of Davis includes Commercial uses along the Davis Road frontage with Multi-Family uses behind the commercial. To help provide an appropriate land use transition between the Multi-Family and non-residential uses (private school site to the North and East) as well as to provide better connectivity in the middle of the property, a central common green area serves as a public space that offers amenity programming and serves as a destination for residents and guest of the residential and commercial/office uses. Office land uses have been incentivized to develop in an urban manner with no limitations on FAR or building height.

The additional 3.13 acres will provide the project with more Davis Road frontage and allow a better integrated site design between the Multi-Family and Townhome uses on the eastern portion of the property.

The location of specified land uses shall conform to those land use boundaries depicted on the attached Exhibits "C" and "F" incorporated herein by reference.

SECTION 3. The following development standards shall apply to all development within this district.

A. APPLICABILITY

1. All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in these Planned Development District Standards.
2. Except as provided, these Planned Development District Standards govern development within this Property. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control. In the event of any conflict between the text of the Planned Development District Standards and the concept plan, the concept plan shall control.

B. GENERAL

1. Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

C. CONCEPT PLAN

1. Development shall be in substantial conformance with the zoning exhibit and District Plan contained in Exhibit C of this ordinance, as determined by the Planning Director or his designee
2. A Concept Plan has been included, Exhibit F, to delineate a potential building and driveway layout for the Commercial/Office and Multi-Family tracts. The Concept Plan is conceptual in nature and intended to be illustrative of the standards herein. Detailed Site Plans will be submitted as required in the UDC, in subsequent applications as parcels are developed.
3. Approval of a Detailed Site Plan shall be required with the final plat for each phase to ensure

compliance with the standards of the Planned Development. If the Detailed Site Plan is shown to comply with the standards and requirements of the PD, approval by the Planning and Zoning Commission and City Council shall be non-discretionary and no public hearing shall be required.

4. To allow additional integration between the Multi-Family and Townhome Parcels 3C and 3D, the boundaries of these districts may be adjusted so long as the Multi-Family acreage is not increased More than what is shown on Exhibit C.

D. DEFINITIONS

1. Zoning Exhibit: means the geographic plan for the Property that establishes and delineates the boundaries as well as the land use sub-districts for this Planned Development District. Exhibit C - District Plan, serves as the Zoning Exhibit.

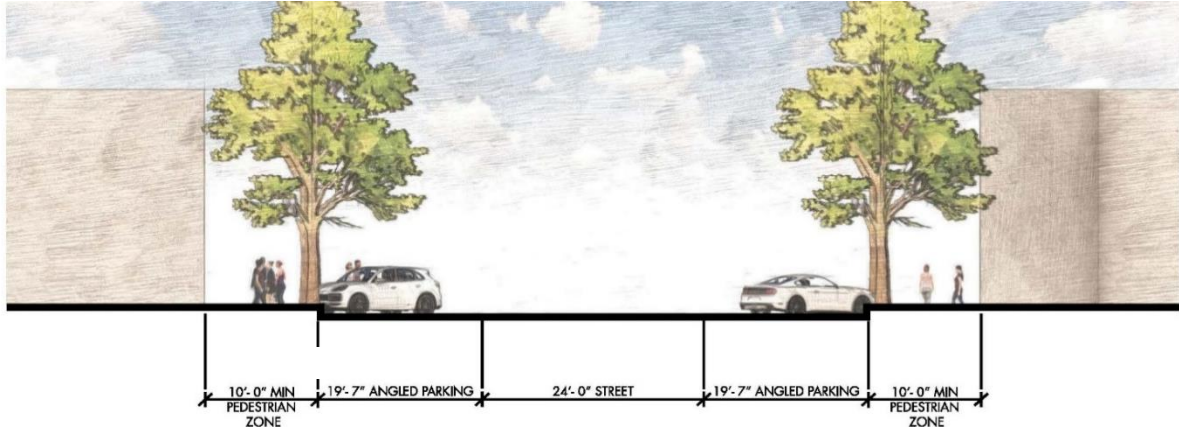
E. LAND USES

1. Base Zoning Districts (Refer to Exhibit C for location and designation of districts)
 - a) Commercial/Office District: Development in the Commercial/Office District will include office, and commercial uses. All development in the Commercial/Office District shall comply with the provisions for the General Retail (GR) District in the UDC, as amended.
 - b) Multi-Family District: Multi-family development shall comply with the provisions for Multi-Family Three (MF-3) District and Appendix Win the UDC, as amended.
 - c) Common Space District: Development within this area will include usable open space amenities. All development in the Common Space District shall comply with the provisions for the General Retail (GR) District in the UDC, as amended.
 - d) Townhome District: Development within this area shall comply with the provisions for SF-Townhouse (SF-TH) District in the UDC, as amended.
2. Permitted Uses
 - a. Commercial/Office District: The uses in the Commercial/Office District shall be those uses provided for General Retail (GR) in the UDC, as amended.
 - b. Multi-Family District: The uses in the Multi-Family District shall be those uses provided for Multi-Family Three (MF-3) District in the UDC, as amended. The uses for the ground floor commercial component are those uses allowed in the General Retail (GR) District in the UDC, as amended.
 - c. Common Space District: The uses in the Common Space District shall only be the following uses:
 1. Park
 2. Accessory Building/Structure
 3. Temporary Special Events
 - d. Townhome District: The uses in the Townhome District shall be those uses provided for SF-Townhouse (SF-TH) in the UDC, as amended.

F. PROJECT WIDE STANDARDS

1. Street Design: Drives A, B, C, D, E, F, G, Alternative G, Hand Alternative H, J, K, and L may not be gated and must remain open and accessible to the public. The surface parking lots on Parcel 3C and 6 must be fenced in and gated with access to residents and guests.
Drives B, C, D (depicted below)
 - a. These drives are adjacent to the Commercial/Office, Common Space and Multi-Family districts where the streetscape is most important to provide parking and a strong pedestrian experience.
 - b. Includes 24' wide travel lanes (or City approved alternative) with angled parking on both sides. Building setbacks will vary per Exhibit D.

- c. A 4" minimum caliper street tree must be provided at a ratio of at least 1 tree per 50 linear feet of road on each side of the street. The location of the trees is flexible so long as this ratio is met along the entire drive. The trees may be located in the pedestrian zone or within islands in the angled parking areas.

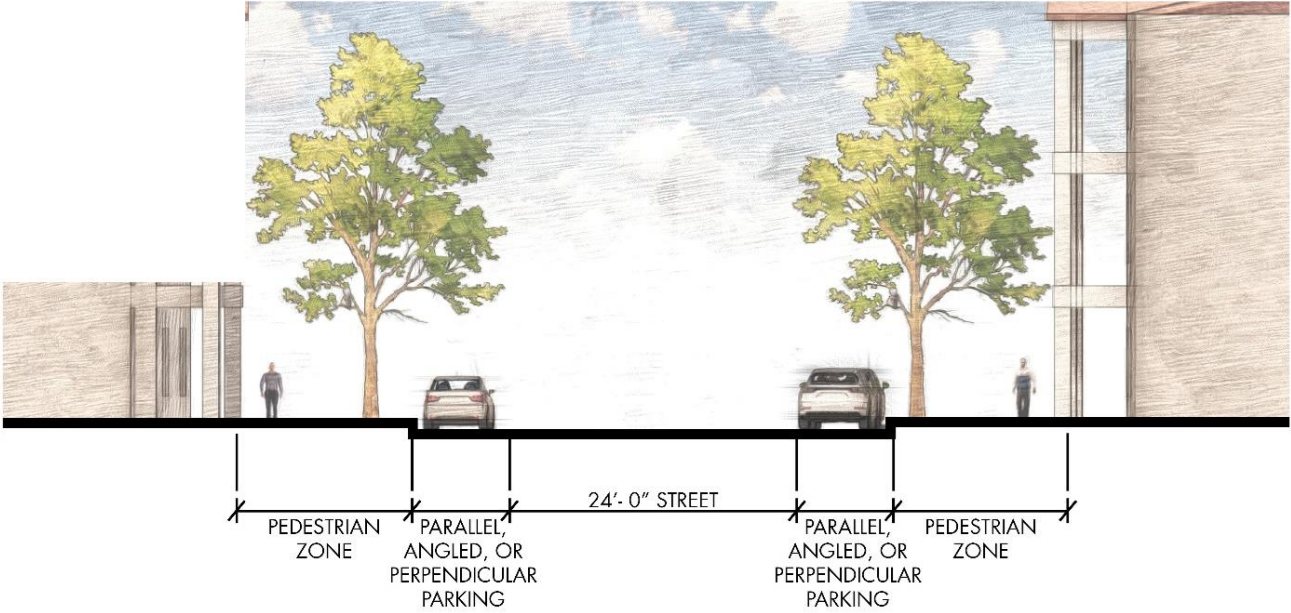


Drive A, Drive E (west of Drive B), Drive F (not depicted), and Drive M

- a. These drives will follow the city standard commercial driveway design requirements and dimensions. These drives may or may not have parking on the side(s). Portions of Drive A, B & F are within TxDOT ROW and will be coordinated with TxDOT review.

Drive E (East of Drive B), Drives G (and G Alternative), H (And H Alternative), Drive J, Drive K, and Drive L

- a. These drives connect the Commercial/Office Tracts, the Townhome Tracts, and the Multi-Family tracts and serve as internal circulation through the Multi-Family Tracts.
- b. Includes 24' wide travel lanes (or City approved alternative) with intermitted (parallel, angled, or perpendicular) parking on one or both sides. Building setbacks will vary per Exhibit D.
- c. A 4" minimum caliper street tree must be provided at a ratio of at least 1 tree per 150 linear feet of road on each side of the street. The location of the trees is flexible so long as this ratio is met along the entire drive. The trees may be located in the pedestrian zone or within islands in the angled parking areas. Any street trees located within the Buffer areas delineated on exhibit E will count towards the street tree and buffer tree requirements.



Drives G (and G Alternative), H (and H Alternative)

The locations of Drive G and Drive H are flexible and will be finalized at the time of Site Plan approval.

- a. The Multi Family tract north of the gas pipeline must provide at least I drive to link Drive E and Davis Road. The location may be anywhere on the Multi-Family tract and are not restricted to the 2 locations shown on Exhibit F.
- b. The Multi Family tract south of the gas pipeline must provide at least 1 drive to link Drive E and Davis Road. The location may be anywhere on the Multi-Family tract and are not restricted to the 2 locations shown on Exhibit F.

Streets in Townhome District

All streets in the Townhome District will follow either:

- a) The standards for streets J, K and L listed above or,
- b) the City of Grand Prairie neighborhood Street design standards unless otherwise amended in this document.

Additionally, units may face onto a:

- a. Units may face onto a green space, "muse" or common area. When units do not face onto a street they must have garage access from a street with a minimum 24' fire lane in the rear.
- b. Units may face onto a street with garage access in a rear alley with an alley that meets UDC requirements.

2. Open Space & Trails

- a. To provide connectivity between the Commercial/Office tracts, the Multi-Family, the Townhome tract and the surrounding development, a minimum 6 ft. concrete public trail must be constructed at the time of development of the particular parcel upon which the trail is located within the Davis Buffer and Project Perimeter Buffer areas (Refer to Exhibit E: Trails and Open Spaces). The trail may meander into the Davis Road right-of-way.
- b. Davis Buffer: A minimum 20 ft wide landscape buffer must be provided. The open space must be available to the public and not within a gated or controlled access point. Fences delineating residential porch patios for the Multi-family units may encroach no more than

five (5') feet into the landscape buffer. A canopy tree at least 4" in caliper is required at a spacing of 1 tree every 100 linear feet of the corridor. These trees are outside of the Davis ROW and will be installed at the time of the adjacent commercial and/or multi-family development. Any street trees within Davis Road (which will be determined within the final design of Davis Road) will be in addition to the Davis Buffer trees. Exact location of canopy trees is flexible so long as the total amount of trees is satisfied along the street.

- c. Project Perimeter Buffer: A minimum 10 ft wide landscape buffer must be provided. The open space must be available to the public and not within a gated or controlled access point. A canopy tree at least 4" in caliper is required at a spacing of 1 tree every 150 linear feet of the corridor. Exact location of canopy trees is flexible and may be located outside of the 10' buffer area so long as its within 25 ft of the property boundary and located between a building or drive and the property boundary.
 - d. Townhome Open Space: The areas indicated on Exhibit E - Trails and Open Space comprise of two different areas:
 - 1. Within parcel 3D, the area along the northeastern property boundary and west of the Overhead Electric lines (labeled as Minimum 8' width on Exhibit E) will require a minimum 8 ft. landscape buffer and a minimum 5ft. concrete trail shall be provided in within the buffer. No fence or screening wall are required.
 - 2. The areas internal to Parcel 3D extending from Drives K & L (labeled Minimum 20' width on Exhibit E) will require an open space tract at least twenty (20) ft. in width. Within the open space area a minimum five (5) ft. wide concrete trail must be provided connecting the trail along the Northeastern property boundary and Drive L. Within the open space, a canopy tree at least 4" in caliper is required at a spacing of 1 tree every 150 linear feet of corridor. The exact location of the canopy tree is flexible so long as the amount of trees planted within the area meets or exceeds the 1 tree per 150 ft. ratio. No fencing or Screening wall are required.
3. Community Thematic Design Elements
- a. Although the project will be a mixture of uses the development entries and hardscape/landscape design of the open spaces and perimeter treatments will be constructed in a compatible family of materials and design elements. Exhibit H includes conceptual designs of the public hardscape and landscape.
 - b. Development Entries: The project must include Development Entries, similar in designs depicted in Exhibit G, at the 2 locations for Development Entry Features as indicated on Exhibit F (at 360 & the Driveway Access and at Davis & 360 along the northern portion of the property).
 - c. A third Development entry compatible with the style and designs to those delineated in Exhibit G must be located along the southern portion of the parcel 7 (refer to Exhibit C). The final location will be determined at the Preliminary Plat.
 - d. A development monument feature must be located at the southeast corner of Davis Road and Drive J. The entry feature must be compatible with the style and design of the other development entry features but may be scaled to be more pedestrian in nature.
4. Parking
- a. All off-street parking requirements will follow the UDC, as amended with the following exceptions:
 - 1. Shared parking is allowed between the uses within Parcels 2, 4, 5 & 6. Shared parking is allowed between the uses within Parcels 3A, 3B, 3C, and 3D.
 - 2. Parking provided on any of the Drives depicted on Exhibit C may count toward the required off-street parking for any uses.
 - 3. Each use must provide the minimum parking required per the UDC standards.
 - 4. Multi-family parking requirements are:

- a. 1 space per each one (1) bedroom unit
- b. 2 spaces per each unit containing two (2) bedrooms or more.

G. COMMERCIAL/OFFICE STANDARDS

1. Density & Dimensional Standards

- a. Development within the Commercial/Office District shall comply with the development standards for the General Retail (GR) District, as set forth in the UDC, as amended except for those provisions explicitly contained in this Ordinance. Refer to Exhibit D.

2. Perimeter Screening

- a. All screening will follow the UDC except for the following:
 - 1. Parcel 2: No screening or buffering is required along Drive B. The buildings are intended to face onto Drive B so no screening wall, fencing or planting is required other than any street tree requirements included in this document. Dumpsters must be located behind the building and not visible from Drive B. Dumpsters must still be screened individually in this area.
 - 2. Parcel 5: No screening or buffering is required along Drive B, Drive C or Drive D. The buildings are intended to face onto these drives so no screening wall, fencing or planting is required other than any street tree requirements included in this document. Dumpsters or trash enclosures must still be screened behind a wall at least 6 ft in height matching the building design.
 - 3. Parcels 3A and 3B: No screening is required along Drive J or Drive M. No Screening wall, fencing or planting is required other than any street trees requirements included in this document. Dumpsters or trash enclosures must still be screened behind a wall at least 6 ft. in height matching the building design.

- 3. The Commercial/Office parcel boundaries and associated acreages as shown Exhibits C & D are conceptual in nature and may move to accommodate a specific use within the parcel(s)

H. COMMON SPACE STANDARDS

1. Density & Dimensional Standards

- a. Building Setbacks are 10 ft. from any adjacent ROW and 10 ft from the back of any adjacent drive (if not located in a ROW).

2. Design Requirements within the Common Green

- a. At least 2 of the following items must be provided:
 - 1. Two types of seating,
 - 2. Active water feature such as a fountain, waterfall, or children's water-spray area,
 - 3. Furnished play area or outdoor game area
 - 4. Sculpture or artwork, furnished outdoor game area,
 - 5. A comparable amenity proposed by the developer.
- b. At least three of the following amenities:
 - 1. Seasonal plantings in decorative planters,
 - 2. Textured paving,
 - 3. Living wall,
 - 4. Decorative street or pedestrian lighting,
 - 5. Electrical hook-up to allow programming
 - 6. A comparable amenity proposed by the developer.
- c. Pedestrian Lighting
- d. Pedestrian walkways connecting to the adjacent Multi-Family and Commercial/Office sidewalks
- e. In addition to the street trees required in this document, additional street trees must be provided at a ratio of 1 tree per 50 linear feet of drives/ROW along all 4 sides of the Common Space. The trees may be planted anywhere within the Common Space.

- f. At least 5% of the impervious area within the Common Space must include: native or ornamental grasses and/or shrubs.

3. Perimeter Screening

- a. To provide an open view into the Common Space, no screening is required.

I. MULTI-FAMILY STANDARDS

I. Density & Dimensional Standards

- a. Development within the Multi-Family District shall comply with the development standards for the Multi-Family Three (MF-3) Residential District, and Appendix W, as set forth in the UDC, as amended except for those provisions explicitly contained in this Ordinance. Refer to Exhibit D.
- b. The shape, location, and boundaries of Parcels 3C and 3D may vary so long as the amount of multi-family acreage does not exceed 8.24 acres.

2. Commercial Uses Required:

- a. 5,000 sq. ft. of commercial or office uses must be provided in the ground floor of the Multi-Family building facing Street D and/or Davis Road. The leasing center for the Multi-Family building may count towards this 5,000 sq. ft. requirement. Refer to Exhibit F: Conceptual Site Plan for general location, the final location can fluctuate so long as its facing Street D and/or Davis Road.
- b. Five thousand (5,000) s.f. of commercial or office uses must be provided in the ground floor of the Multi-Family building facing Drive J, Drive Kand/or Davis Road. The leasing center for the Multi-Family building may count towards this 5,000 s.f. requirement. Refer to Exhibit F: Conceptual Site Plan for general location, the final location can fluctuate so long as its facing Drive J, Drive Kand/or Davis Road.

3. Perimeter Screening

- a. Multi-Family buildings will be located within close proximity to an adjacent street Right of Way or an internal driveway. The buildings will face onto these streets/drives and the buildings will serve as the screening/fence. Any off-street surface parking lots behind the buildings must be fenced with an ornamental metal fence at least 6 ft in height with a masonry column at the end of each fence (where the fence ends) and additional column(s) to provide at least 1 column for every 100 linear feet of fence.
- b. Residential units within the Multi-Family District may have a decorative metal fence at least 4 ft. in height around the patios or open spaces for individual ground floor units.
- c. No screening or fencing is required between the Multi-Family and Townhome Districts.

4. Ground Floor Units within Parcel 3C

- a. Ground floor units along Drive L, K, and J shall be walk-up units with walk-out access and include design elements such as individual porches, awnings or canopies, plantings, and pedestrian lighting.

J. TOWNHOME STANDARDS

- 1. Townhomes shall have brownstone architecture and design.
- 2. Dimensional Standards: The following Dimensional Standards shall apply to the Townhome District:

a. Maximum Density:	13.2du/ac
b. Minimum Living Area:	1,150 s.f.
c. Minimum Lot Area	1,200 s.f.
d. Minimum Lot Width	20 ft.
e. Minimum Lot Depth	60 ft.
f. Minimum Front Setback	5 ft.
g. Minimum Rear Setback	5 ft.
h. Minimum Side Setback	none
1. Minimum Distance Between Detached Buildings	5 ft.
J. Minimum Side Setback To Street, Alley or Drive (Comer Setback)	10 Ft.
k. Maximum Height	3 stories or 45'
L. Minimum Height (Parcel 3D)	
1. Unites facing Drive K or Drive L	3 stories
2. All other units	2 stories
m. Maximum Lot Coverage	85%

3. Additional Townhome Design Standards

- a. Porches and/or pergolas may be located in the front, side, or rear yard setback and do not count towards the Maximum Lot Coverage.
- b. All Townhomes must have at least two garage parking spaces directly accessible to the main housing unit.
- c. All Townhomes must have the garages in the rear. Garages may not be in the front of the home.
- d. All Townhomes must front onto a Street, Drive, or Open Space.
- e. Fences may be located in the front yard and shall be a maximum of four feet in height.
- f. Townhomes must be designed with a Brownstone style, refer to Exhibit H for representative imagery. The final design may vary but the units must have a demarcation between the building and the public street including stairs, stoops, or front yards with fences.
- g. The shape, location and boundaries of the Townhome Parcel 3D may vary so long as the Multi-Family acreage is not increased and the Commercial acreages of Parcels 3A and 3B are not decreased.

4. Perimeter Screening

- a. The portion of the Townhome District that abuts Davis Road or Highway 287 must provide a perimeter fence as the Type 1 per UDC or as an alternative: an ornamental metal fence at least 6 ft in height with a masonry column at least I column for every 100 linear feet of fence.
- b. No screening or fencing is required between the Multi-Family and Townhome Districts or within the pipeline or overhead electric easements.
- c. A perimeter fence along the property boundary of Parcel 3D, as indicated on Exhibit I is optional. The fence may be an ornamental metal fence, masonry wall, or board to board wood fence.

K. EXHIBITS

- I. Exhibit A - Boundary Description, Exhibit B - Location Map, Exhibit C - District Plan, Exhibit D- Density and Dimensional Tables, Exhibit E - Trails and Open Space, Exhibit F - Concept Plan, Exhibit G - Community Thematic Design Elements, Exhibit H - Brownstone Architectural Examples, and Exhibit I - Screening are attached hereto and incorporated for all purposes.

SECTION 4. A Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. This Ordinance shall be in full force and effect from and after its passage and approval.